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GENERAL MANAGER'S REPORT
SAN FRANCISCO PARK AND OPEN SPACE PROGRAM
FISCAL YEAR 1992 - 1993

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Presented May 7, 1992
at a Joint Meeting of the
City Planning and Recreation and Park Commissions

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1992 - 1993 PARK AND OPEN SPACE PROGRAM

GENERAL MANAGER'S REPORT

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May 7, 1992

The Honorable Members
of the City Planning and
Recreation and Park Commission
City and County of San Francisco

Dear Commissioners:

I am pleased to transmit, herewith, the third annual General Manager's Report containing my recommendations for the expenditure of approximately \$17.5 million budgeted under the 1992 - 1993 Park and Open Space Program.

This marks the third of a fifteen year program that was established when the electorate resoundingly approved Proposition E in November 1988, thereby continuing the Open Space Acquisition and Park Renovation Program established in 1975 under Proposition J.

Charter Section 6.413 which establishes this open space fund specifically states that "it shall be the policy of the recreation and park department particularly to pursue acquisition at the beginning of the 15 year program...." In accordance with this language the largest component of the budget (40%) is for the acquisition and development of new sites. Specifically \$750,000 has been set aside for a new park site in the densely populated Mission District and an additional \$800,000 is earmarked for the acquisition and development of a large grassy park in the South of Market. Acquisition and development allocations are also made to continue commitments to the development of recently acquired sites including those in Chinatown, the Tenderloin and Richmond District.

In addition, \$1,615,000 has been allocated towards the acquisition of some of the last remaining significant natural areas in San Francisco. Specifically, it is recommended that the area known as O'Shaughnessy Hollow (AB 2949A, Lot 76) and portions of Bayview Hill (AB 4991, portions of Lots 29, 31, 32 and 38) be acquired and preserved.

Other important programs that are recommended to receive funding through this year's budget include the highly successful Transportation Program for inner city youth and seniors, the After School Program, Community Gardens and the renovation of facilities such as Chinese Playground, Folsom Playground and Potrero Hill Recreation Center.

Open Space Program Transmittal
May 7, 1992
Page 2

I would like to thank the members of the Park and Open Space Advisory Committee who donate such an incredible amount of their time and effort attending numerous meetings and listening to hours of testimony from community representatives in the development of these annual program budgets. It is largely through their hard work that the Park and Open Space Program has been so responsive to community needs. In addition I would like to thank the staff of the Recreation and Park Department including Assistant General Manager Phil Arnold who administers all aspects of the program and his assistants Deborah Learner, Tim Lillyquist and Joanne Wilson, and Steve Shotland of the Department of City Planning.

Sincerely,

Mary E. Burns
MARY E. BURNS
General Manager

MEB/t1:

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1992-93 PARK AND OPEN SPACE PROGRAM

GENERAL MANAGER'S REPORT

I. INTRODUCTION

The San Francisco Park and Open Space Program is an amendment to the City and County's Charter (Section 6.413) resulting from the passage of Proposition E in November of 1988. In most respects it replaces and continues for 15 years, the Open Space and Park Renovation Program established under Proposition J in 1974. Under the Program, a tax of two and one-half cents (\$0.025) of each \$100 assessed valuation is set aside for implementation. Revenues are used for the acquisition and development of new park and recreation facilities, the renovation of existing ones, and the maintenance of these new or renovated facilities. In addition, funding is provided for an after school program, and other recreational programs as well as for Program administration. A full text of the Charter Section is included in this report.

II. CITIZENS ADVISORY COMMITTEE

The Program is administered by the Recreation and Park Department with the assistance and advice of the Park and Open Space Citizens Advisory Committee. The Committee is comprised of 23 members, each appointed to a two year term, as follows:

- a. one member is appointed by each supervisor and approved by the full Board of Supervisors;
- b. a second member is appointed by each supervisor, and approved by the full Board of Supervisors, from a list of individuals representing citizens' organizations involved with the preservation and enhancement of San Francisco's parks, open space and natural environment, (currently approved organizations include California Native Plant Society - Yerba Buena Chapter, Friends of Recreation and Parks, Golden Gate Audubon Society, San Francisco Conservation Committee, Proposition E Implementation Committee, San Francisco Beautiful, San Francisco Friends of the Urban Forest, San Francisco Group of the Sierra Club, San Francisco League of Conservation Voters, San Francisco League of Urban Gardeners, San Francisco Tomorrow, Save the Redwoods League and Trust for Public Land); and
- c. one member is appointed by the Mayor.

COMMITTEE MEMBERSHIP - 1991 - 1992

Lynn Altshuler
Frances Barron
Ina F. Dearman
Robert J. Dutra, Co-chair
Carole Isaacs
Geraldine Earp
Bonnie Fisher
Greg Gaar
Jill Hallinan
Jeff Henne
Dan Hodapp, Co-Chair
Nancy Larson

Lonnie Lawson
Bonnie Jean Leddy
Louis K. Loewenstein
Midge Wilson
Nan McGuire
Terry Ow-Wing, Co-Chair
Juanita G. Raven
Jacob Sigg
Willa Sims
Mauricio Aviles
Barbara Judy

III. SPENDING PLAN FOR 1992 - 1993
(Total Program Budget \$17,500,000)

In the fall of each year, the Committee holds two widely advertized public hearings to receive input from individuals, neighborhood organizations and other groups. This information, along with recommendations from Recreation and Park Department staff, is used to assist the Committee in establishing priorities for an annual expenditure proposal. In addition, the Program requires that a Five Year Plan guiding future expenditures be adopted and updated annually. The Plan is included in this report. A series of public Committee meetings is held during late fall and winter to develop the funding recommendations for submittal to the General Manager of the Recreation and Park Department. The General Manager's Report containing the final expenditure plan is then presented at a joint meeting of the City Planning and Recreation and Park Commissions for adoption before final approval by the Board of Supervisors.

The following is a summary of the allocation formula as mandated by Proposition E.

Not more than 40% of total fund for maintenance of acquired properties. Of the remainder:

- a. 20% for the operation of the After School Program (12% of total fund).
- b. At least 40% for acquisition and development (25% of total fund).
- c. At least 15% for renovation (8% of total fund).
- d. No more than 25% for administration, programs and maintenance of new open space properties and renovated open space facilities (15% of total fund).

The allocation for this year's program is approximately \$16,000,000. In addition, a one time allocation of \$1.5 million is available from interest accrued from previous years for a total budget of \$17,500,000. With the exception of the After School Program, each category percentage of total expenditure shown in parentheses is based on the \$17.5 million total budget. The After School Program percentage is based on the \$16 million figure because the interest accrued came from years prior to the establishment of this program. As a result, total percentages shown exceed 100%.

After School Program	1,900,000 (12%)
Acquisition and Development	\$ 7,010,000 (40%)
Renovation	1,590,000 (9%)
Prop. J. Maintenance	6,400,000 (37%)
Administration	600,000 (3%)

A. AFTER SCHOOL PROGRAM

\$ 1,900,000 (12 %)

After school programs have been established at the following sites:

Alamo School Yard, Aptos Middle School Gym, Alvarado School Yard, Luther Burbank, Duboce Park, Sir Francis Drake, Francisco, Francisco Middle, Bret Harte, Hawthorne, Hillcrest Schoolyard, Guadalupe School Yard, Lafayette School Yard, Hillcrest, Horace Mann, Jefferson, Marshall, Larsen, Jean Parker, Lawton, George Peabody, Lincoln, Plaza East, Monroe, Redding, Jose Ortega, Roosevelt, Ping Yuen, Paul Revere, Spring Valley, Junipero Serra, Starr King, Sutter Playground, Visitation Valley Gym, Commodore Stockton, Visitation Valley School Yard and Raphael Weill.

B. ACQUISITION AND DEVELOPMENT \$7,010,000 (40%)

The following is a list of projects recommended for funding in 1992 - 1993. A more detailed description of the scope of each project, along with a list of projects that were proposed but not funded, can be found in the Project Request Summary starting on page 5.

Washington-Hyde Park	\$ 250,000
Chinatown Park	750,000
St. Mary's Park	500,000
Tenderloin Rec Center	900,000
Richmond Rec Center	690,000
South of Market Park	800,000
Natural Areas Acquisition	1,615,000*
Mission District Park Acquisition	750,000
2460 Harrison	135,000
Real Estate Department	100,000
City Attorney	100,000
Community Gardens	50,000
Transportation Program	120,000
Neighborhood Reforestation	250,000
Total Acquisition and Development	\$ 7,010,000

*The Committee voted to recommend the designation of Hawk Hill, O'Shaughnessy Hollow and portions of Bayview Hill as Significant Natural Areas.

C. RENOVATION: \$1,590,000 (9%)

Alioto Mini Park (design)	\$ 30,000
Bernal Heights Gym	150,000
Chinese Playground	100,000
Fencing	80,000
Folsom Playground	450,000
Disabled Access	50,000
Hayes Valley Clubhouse	50,000
Hazardous Materials Abatement	60,000
Japanese Peace Plaza	50,000
Security Lighting	80,000
Potrero Hill Rec Center	100,000
Randall Museum	20,000
Twin Peaks Regional Trail	100,000
West Portal Playground	100,000
GGP Panhandle Playground	50,000
GGP Bandshell	20,000
Visitation Valley Clubhouse	100,000

D. PLANNING AND ADMINISTRATION \$600,000 (3%)

Salaries	\$ 299,916
Fringe Benefits	72,384
Contractual Services	189,000
Auto Mileage	1,000
Telephone	6,100
Supplies	4,100
Equipment	5,000
Services to Other City Depts.	22,500
<u>Total Administration</u>	\$ 600,000

E. MAINTENANCE OF PREVIOUSLY ACQUIRED OPEN SPACE \$6,400,000 (37%)

Salaries	\$4,207,645
Holiday Pay	8,362
Temp Salaries	117,370
Fringes	1,121,121
Standardization	440,517
Auto Mileage	2,500
Contractual Services	146,280
Telephone	9,200
Supplies	144,800
Equipment	120,450
Workers Compensation	81,755
<u>Total Maintenance</u>	\$6,400,000

IV. PROJECT REQUEST SUMMARY

The following is a list of projects requested by citizens and neighborhood organizations for the 1992 - 1993 program, including committee action, and the date it was taken.

A. RENOVATION

1. Alamo Square - Community request to upgrade play area, restrooms, lighting, walkways and develop landscape master plan. Cost estimate of \$103,000 provided by community. (Given Priority 1 on 10/29/91 with recommendation that community match funds of up to \$103,000).
2. Alioto Mini Park - Community and staff request to upgrade play area. Community requests staffing. Petition with 50 signatures included with application. Cost estimate of \$35,000 provided by community. (Given Priority 1 on 10/29/91).
3. Balboa Park Restrooms/Locker Rooms - Staff request of supplement to existing project to replace facilities lost in the reconstruction of Balboa Police Station. (Given Priority 2 on 1/9/92).
4. Balboa Stadium Lighting - Install athletic field lighting at Balboa Soccer Stadium. (Transfer funds to new category: Increased Play for Soccer on 1/9/92).
5. Bernal Gym - Supplement monies allocated for renovation of Bernal Gym to provide for handicap access and site improvements. (Given Priority 1 on 10/29/91).
- 5a. Bernal Gym - New Children's Adventure Center (Committee asked for more information on proposal for adventure center before increasing to \$150,000). (Given Priority 1 on 12/12/91).
6. Hilltop Improvements - system-wide (Included in Natural Areas fund 10/29/91).
7. Bernal Hill Blvd. Perimeter - Community request to repair fencing and signage and to provide better maintenance. Staff estimate: \$150,000. (Given Priority 3 on 11/6/91).
8. Buena Vista Park Interior Irrigation Loop - Staff proposal: \$200,000. (Include in Irrigation Renovation fund 10/29/91).
9. Campbell/Rutland Mini Park - Staff request to upgrade play area. (Include in Mini Parks Rehab fund 10/29/91).
10. Chinese Playground Remodeling - Staff proposal: \$350,000. (Given Priority 1 on 10/29/91).

11. Chinese Recreation Center - (Deferred one year on 10/29/91).
12. Crocker Amazon Gym - Construction of gym to serve this large neighborhood not presently served by one. (Include in Development fund 10/29/91).
13. Eureka Valley Playground - (Include in Fencing Fund).
14. Excelsior Playground - Request for improvements on Geneva Avenue. (Refer to Department of Public Works).
15. Fencing - Provide annual fund to repair/replace fencing throughout system. (Given Priority 1 on 11/14/91).
16. Field Lights - Provide annual fund to install athletic field flood lighting. (Combine with soccer project in Item 4 - 1/9/92).
17. Folsom Playground - Extensive support from staff, community and Board of Supervisors to fund major renovation of facility. (Given Priority 1 on 11/6/91).
18. Franklin Square - Conversion to baseball for Little League use. (Retain as a soccer field - 11/14/91).
19. Handicapped Access - Provide annual funding to address access issues at department facilities. (Transitional handicapped access given Priority 1 on 12/4/91).
20. Hayes Valley Clubhouse - Funding for making restrooms accessible as required by recent upgrade of children's play area. (Given Priority 1 on 11/19/91).
21. Hazardous Materials Abatement - Annual funding for removal of asbestos. (Given Priority 1 on 12/4/91; to be used only on Open Space renovation projects - \$60,000)
22. Irrigation Renovation - Provide annual funding. (Parkside: \$150,000; given Priority 1 on 11/19/91).
23. Jamestown Playground - Community request to provide gates in the fence dividing this playground. Cost estimate of \$3,000 provided by community. (Delete from further consideration - 12/4/91).
24. Japantown Peace Plaza - Community request to renovate facility. Estimate of \$1.2 million provided by community. Staff estimate: \$150,000 for design. (Design given Priority 2; delete request for funding for renovation of plaza -- 11/19/91).

25. Kezar Pavilion - Renovation of locker rooms, new roof (\$400,000). (Deferred for one year on 11/19/91).
26. Lake Merced - Staff request to provide increased maintenance personnel and equipment for the area. \$72,000 plus equipment costs estimated by Department for two gardeners. (Given Priority 3 on 12/4/91).
27. Lighting: Annual funding of security lighting, particularly at latchkey sites. (\$150,000 - Given Priority 1 on 11/19/91).
28. Mini Parks Rehab. - Staff estimate: \$200,000. (Campbell-Rutland Mini Park - \$50,000. Given Priority 2 on 11/19/91).
29. Mission Playground - Community request to improve play equipment, fencing, lighting and court surfaces. (Defer for one year - 11/19/91).
30. Moscone Playground - Request for rehabilitation of golf practice cages. (Move to Fencing Program - 12/12/91).
31. North Beach Pool and Recreation Center - Continued banking (\$300,000). (Given Priority 1 on 12/12/91).
32. Park Emergency Hospital - Staff request to provide renovation funds to convert building to Department use. (Given Priority 2 on 12/12/91).
33. Park Restrooms - Staff proposal to install restroom in Golden Gate Park at 43rd Avenue and Lincoln Way playground. (Given Priority 1 on 12/12/91).
34. Pier 54 Launch Ramp - Modify slope and renovate floats. Design funds (\$30,000). (Given Priority 2 on 12/12/91).
35. Poly High School Gym - (Given Priority 3 on 12/12/91).
36. Potrero Hill Recreation Center - to match federal grant of \$250,000 for renovation including new floor, accessible restrooms (\$107,000). (Given Priority 1 on 12/12/91).
37. Randall Museum - Environmental Center, Garden and Pond - (Given Priority 1 on 12/12/91).
38. Regional Trail, Twin Peaks - Community request to improve trail system, to revegetate, and to take measures to stop erosion. \$200,000 cost estimate provided by community. (Given Priority 1 on 1/9/92).
39. Swimming Pool Renovations - Balboa, Sava. (Given Priority 3 on 1/9/92).
40. Tank Hill - Invasive weed control. (Move to Natural Area category - 1/9/92).

41. Upper Noe Playground - Include under resurfacing of courts (1/9/92).
42. Visitation Valley Clubhouse (Given Priority 1 on 1/9/92).
43. West Portal Playground Rehab. - Staff proposal: \$100,000 to supplement existing funding. (Given Priority 1 on 11/19/91).
44. Mission Pool - Community request to install retractable cover over pool, and skylights in locker room in addition to requests from previous years most of which are in the planning stage. (Given Priority 2 on 2/4/92).
45. Golden Gate Park Bandshell - Staff proposal: \$400,000 to supplement FEMA funds to repair earthquake damaged facility. The Committee recommended \$20,000 for the project with the understanding that a fund raising project would attempt to raise the rest of the funds needed. Any remaining funds, once the project is completed, would be returned to the Open Space Fund (1/9/92).
46. Golden Gate Park Big Rec Dressing Room - Request from high school coach to upgrade facility. Cost estimate: \$300,000. (Defer one year - 1/9/92).
47. Golden Gate Park Chain of Lakes Disabled Access and Restroom Rehab. - Staff proposal to install accessible pathway around Middle lake and to make adjacent restrooms accessible. (Defer one year - 1/9/92).
48. Golden Gate Park Conservatory Interior Doors - Request from staff to replace institutional type doors leading from Pavilion to wings with period doors to match otherwise renovated building. Cost estimate of \$5,000 provided by Department Carpenter Shop. (Defer one year - 1/9/92).
49. Golden Gate Park East Entrance (Alvord Lake) - Request from community to redesign this portion of park in an effort to reduce social problems evident there. (Delete from future consideration 11/14/91).
50. Golden Gate Park Panhandle Playground - Remove portion of old paved parking area, provide court striping and landscaping (\$50,000). (Given Priority 1 on 1/9/92).
51. Golden Gate Park Perimeter - Provide additional gardening staff to address conditions in these areas. (Defer one year - 1/9/92).
52. Golden Gate Park Pioneer Log Cabin - supplement existing funding. (Given Priority 1 on 1/9/92 - \$80,000; deleted from 1992-93 recommendations on 2/4/92).

B. ACQUISITION AND DEVELOPMENT

1. Bayview Hill, Northeast Slope - Acquisition (Given Priority 1 on 1/21/92).
2. Bonview Lots - Acquisition (Given Priority 1 on 1/15/92).
3. Bosworth and Lippard - Acquisition (Deleted from consideration on 1/15/92).
4. Brooks Park Community Garden - Development (Given Priority 1 on 1/15/92).
5. Brotherhood Way Conservation Easement - Acquisition/Development (Given Priority 3 on 1/15/92).
6. Chinatown Park - Development (Given Priority 1 on 1/15/92).
7. Civic Center Tot Lot - Development (Given Priority 1 on 12/4/91; To be funded from existing Civic Center Open Space Project and from funds previously allocated to development of a tot lot at the Federal Office Building. Therefore, no additional funds are needed for this project).
8. Crocker Amazon Gym - Development (Given Priority 3 on 1/15/92).
9. Hawk Hill - Acquisition/Development (Given Priority 1 on 1/21/92).
10. India Basin, Hunters Point PG&E Plant and Donco Shipyard: Acquisition/Development. (Given Priority 2 on 1/15/92).
11. India Basin Triangle - Acquisition/Development (Given Priority 1 on 1/21/92).
12. Kite Hill - Acquisition (Given Priority 2 on 1/15/92).
13. Laguna Honda Slope, Reservoir - Acquisition (Given Priority 3 on 1/15/92).
14. Mistral Park (Removed from consideration 2/18/92).
15. Natural Areas Banking (Given Priority 1 on 1/15/92).
16. O'Shaughnessy Hollow - Acquisition (Given Priority 1 on 1/21/92).
17. Reservoir Development: Sunset, University Mound, Midtown Terrace - \$300,000. (Given Priority 2 on 1/15/92).
18. Richmond Recreation Center - \$500,000. (Given Priority 1 on 1/15/92).

19. St. Mary's Square - Jurisdictional Transfer: \$205,000; Improvement: \$300,000. (Given Priority 1 on 1/15/92).
20. South of Market Park - Acquisition/Development (Given Priority 1 on 1/15/92).
21. Tank Hill - Renovation (Moved to natural areas category on 1/9/92).
22. Tenderloin Recreation Center and Playground - Development (Given Priority 1 on 1/15/92).
23. Transportation Program: Tenderloin, Chinatown, Randall Museum, Mission, Bayview and OMI Districts. (Given Priority 1 on 2/4/92).
24. 21st Street and South Van Ness (3/10/92 - Given Priority 1 for consideration for possible acquisition).
25. 2460 Harrison - Development (Given Priority 1, design only, 2/4/92).
26. 23rd, Treat and Folsom Streets - Acquisition/Development (3/10/92 - Given Priority 1 for consideration for possible acquisition).
27. Valencia Gardens, New Park - Acquisition/Development (2/18/92 - removed from consideration).
28. Washington Hyde Mini Park - Relocation costs of \$250,000. (Given Priority 1 on 2/4/92).

V. PROJECT MANAGEMENT

Money for Open Space funded projects becomes available in the fall of each fiscal year (usually October). At this time, the project is assigned to one of the Project Directors within the Recreation and Park Department. Since it is often the case that many projects come on line at one time, they can not always be scheduled immediately. Priorities are established by the project management staff. The City Charter allows certain smaller scale projects to be done "in-house" by the Recreation and Park Department. This can sometimes shorten the time it takes to complete a project. When a larger project is coordinated through the Department of Public Works the Charter and other administrative codes require adherence to certain procedures. The following is a list of the various procedures that are usually followed in project management, from the initiation to the conclusion of a project. The notation of (RP) or (DPW) indicates the department responsible for that particular step.

1. Establish Program (RP): Recreation and Park Department defines project concept and program goals; requests DPW to provide cost estimate.
2. Prepare Cost Estimate (DPW): DPW provides RP with conceptual cost estimate and brief scope of work. Conceptual estimate is normally accurate to $\pm 30\%$.
3. Obtain Funds (RP): RP reviews environmental clearances required and obtains funds. RP notifies DPW to issue transfer of funds request.
4. Establish Priorities (RP): RP establishes project priorities and assigns Project Director.
5. Assign Project Manager (DPW): DPW assigns Project Manager, notifies RP and requests revenue transfer; Project Manager prepares job order.
6. Transfer Funds (RP): RP transfers project funds to DPW. DPW begins work upon receipt of funds (job order number is assigned). Project Manager notifies RP of receipt of funds and start date (Attachment 6).
7. Prepare MOU (DPW): DPW analyzes the site, develops project scope and prepares schematic plan; prepares memorandum of understanding (MOU) as to scope, schedule and budget; and requests RP staff review.
8. MOU Approved? (RP): If Project Director signs MOU, go to Step 9; if not, return to Step 7.
9. Prepare Preliminary Plan (DPW): DPW develops preliminary plan and requests RP to schedule public meeting (Attachment 8).

10. Community Approval? (RP): RP schedules and stages public meeting for input and/or approval. If community approves, DPW requests Parks and Planning Committee to review (go to Step 13); otherwise, go to Step 11.
11. Revise Plan (DPW): DPW revises plan as required and requests RP staff review.
12. Plan Approved? (RP): If RP Project Director approves, go to Step 13; otherwise return to Step 11.
13. Plan Approved? - RP Commission (RP): If plan is approved, RP Project Director sends letter to DPW Project Manager; go to Step 15; otherwise, go to Step 14.
14. Revise Plan (DPW): DPW revises plan as required (return to Step 12).
15. Phase I Approved? - Arts Commission (DPW): If Arts Commission approves, or has only minor changes, go to Step 16; if Arts Commission disapproves, return to Step 14.
16. Environmental Clearance Required? (DPW): If required, go to Step 17; if not, go to Step 18.
17. Apply for Environmental Review (DPW): DPW applies for Environmental Review. DPW obtains other agency permits as required.
18. Phase II Arts Commission Review Required? (DPW): If required, go to Step 19; otherwise, go to Step 20.
19. Obtain Phase II Arts Commission Approval (DPW): DPW obtains Phase II Arts Commission approval.
20. Prepare Contract Documents (DPW): DPW prepares plans, specifications and cost estimate; requests RP staff review (Attachment 10).
21. Design Approved? (RP): If RP Project Director approves, go to Step 23; if not, go to Step 22.
22. Revise Plan (DPW): DPW revises plan as required (return to Step 21).
23. Phase III Approved? - Arts Commission (DPW): If Arts Commission approves, or has only minor changes, go to Step 24; if Arts Commission disapproves, return to Step 22.
24. Prepare Contract (DPW): DPW prepares final plans, specifications and engineer's estimate; provides plan check and contract review; and sends final set of plans and specifications to RP.

25. Permits Required? (DPW): If required, go to Step 26; if not, go to Step 27.
26. Apply for Building/Construction Permit (DPW): DPW applies for permit.
27. Advertise for Bids (DPW): DPW advertises for bids.
28. Is Low Bid Equal To Or Less Than Available Funds? (DPW): DPW receives and analyzes bids; notifies Project Director; if low bid is within available funds, go to Step 33, otherwise, go to Step 29.
29. Additional Funds Available? (RP): DPW consults with RP to determine availability of additional funds. If yes, DPW requests RP to transfer funds and proceeds to Step 33; if not, go to Step 30.
30. Reject Bids (DPW): DPW rejects all bids; PM prepares list of items, with costs assigned, which could be deleted from the project; and requests meeting with the Project Director.
31. Establish Priorities (RP): RP conducts staff meeting to prioritize list submitted by DPW. RP Project Director notifies DPW.
32. Redesign Project (DPW): DPW redesigns project/modifies plans in accordance with RP suggestions (return to Step 24).
33. Award Contract (DPW): DPW awards contract. Copy of award notice sent to Project Director.
34. Manage Construction (DPW): PM stages preconstruction conference; manages construction; obtains inspections services from Bureau of Building Inspection (BBI), when applicable, and approves change orders.
35. Review Progress (DPW/RP): PM/PD conduct periodic on site meetings to review project progress.
36. Pre-Maintenance Inspection Required? (DPW): PM determines if inspection is required. If yes, go to Step 37; otherwise, go to Step 38.
37. Conduct Pre-Maintenance Inspection (DPW/RP): DPW/RP conduct pre-maintenance inspection.
38. Conduct Final Inspection (DPW/RP): DPW/RP conduct final inspection to include BBI personnel. DPW provides RP with all warranties, maintenance manuals, operating procedures, etc. DPW/RP conduct "punch list" inspection.
39. Accept Project (RP): RP accepts maintenance responsibility upon satisfactory completion of "punch list" items.
40. Close Project (DPW): DPW closes account, provides RP with as-built plans, refunds balances, and provides project report, which includes project costs as well as DPW charges.

VI. ACQUISITION/DEVELOPMENT AND RENOVATION SUMMARY 1990 - 1991

Under the original Open Space Acquisition and Park Renovation Program (Proposition J) over 35 acquisition and development projects and over 250 renovations were undertaken. The 1990 - 1991 General Manager's report was the last one to itemize all of the projects funded under that program. That summary is available by contacting the Recreation and Park Department. This and future General Manager's Reports will summarize projects funded through Proposition E.

This summary shall indicate whether the project is in design, or the expected date of completion if under construction. If the project is not at a point where a completion date can be estimated it will be given a notation of TBD (to be determined).

A. Acquisition and Development:

1. Chinatown Site

Status: Agreement has been reached on the acquisition of the Cathay Mortuary site at 1213 Powell Street (Block 180-Lots 4,4A,5,8,28,29,30). Department has deposited \$4.4 million in an interest bearing account that will provide a total of \$5.7 million (the actual acquisition cost) in 1993, when possession of the property will take place. Planning and design is underway.

2. 2460 Harrison Street

Status: This lot is adjacent to the Mission Recreation Center (acquired and developed under Proposition J) to be acquired and used for outdoor recreation. The Real Estate Department is nearing agreement with owner.

3. Sutro Annex Site (Richmond Center)

Year Recommended	1988	Acreage:	0.82
Leased for 99 years:	1989	Block:	1415 (4)
Lease price:	\$2,112,000	Location	18th & California

Status: The architectural firm of Marquis and Associates was selected to design this facility. Community involvement will be sought in the planning process, which is expected to begin this summer. Additional funding will be required and completion date can not be determined.

4. Washington & Hyde

Year recommended:	1978-79	Acreage:	0.15
Year acquired:	1983-84	Block	187 (12, 13)
Purchase price:	\$713,000	Location:	Chinatown

Status: Development funds have been set aside from several High Need budgets. A design contract with the firm of Barcelon & Jang has been executed and preliminary design is underway. Community meetings have been held and working drawings are completed. Several delays have occurred, including the destruction of working drawings in the East Bay fire. The project will be bid in June and construction is expected to begin by fall, and completed by Fall 1993.

5. Waterfront - India Basin

Acquisition and clean-up of the property has been completed. Parcels acquired include Block 4622, Lots 7, 8, 12, 13, 15, 16 and 19; Block 4605, Lots 6, 7, 22 and 23; and Block 4629A Lots 3, 4, 5, 6, 9, 11 and 13. Total acquisition cost was \$2,305,000. Additional costs included \$89,000 for soils testing and \$50,000 for the relocation of tenants as required under federal relocation laws. Allocations continue to be made for the ultimate development project.

6. South of Market Site

There has been a long standing need for a large open park in the South of Market area. A site at 7th & Harrison has been selected and the Program continues to bank money for its acquisition. There is broad community support for the site selected.

7. Tenderloin Recreation Center

The Department has acquired the former State Car Garage site at 570 Ellis Street (Block 322, Lots 5 & 6) for \$3,350,000. Several community meetings have been held, the design is completed and working drawings are underway. Construction is anticipated to begin in late 1992, and completed in December of 1993.

8. Natural Areas Acquisition *

In the past two Programs, a total of \$2,927,000 was allocated for the purchase of some of the last remaining natural areas in the City. Some of the parcels discussed were the Rock Outcropping at 14th and Ortega Street, land adjacent to Bayview Hill Park, O'Shaughnessy Hollow (Block 2949A, Lot 76), Hawk Hill (2290 - 14th Avenue, Block 2336, Lot 27), and open space at 22nd, Texas and Sierra Streets at the foot of Potrero Hill (Block 4101), and Laguna Honda Reservoir.

Status: Lots 11, 12, 21 and 22 in Block 2060A (Rock Outcropping) have been acquired for a total of \$424,000. Lot 6 was recently acquired as a result of legal action for \$500,000. The Laguna Honda Reservoir is designated green belt and appears to be protected from future development. The Committee voted to recommend the designation of Hawk Hill, O'Shaughnessy Hollow and portions of Bayview Hill as Significant Natural Areas.

9. LeConte Avenue Park

Two lots were made available for park development as a mitigation for housing development north of Bayview Hill. A preliminary plan has been developed, however it has been decided to wait until the new homes have been bought and occupied to gather input from new residents, before completing design.

10. Parcel 4

The 1991-92 Program allocated \$1.5 million towards the acquisition of Parcel 4 at Ocean Beach, with the understanding that the funds would revert should the required matching funds not be raised.

B Renovation:

1991 - 1992

<u>Project</u>	<u>Status/(%) Complete</u>	<u>Estimated Completion</u>
King Pool Entry way	Under design (10%)	TBD
Upper Noe Bleachers	Design pending	TBD
Rolph Nicol Park	Under design (10%)	TBD
Cow Hollow	Under const.	7/92
Glen Canyon Masterplan	Underway (30%)	1/93
Mission Pool Entrance	Permit pend. (20%)	TBD
Balboa Park Restrooms	Design pend.	TBD
Balboa Park Lighting	Design pend.	TBD
Randall Museum Lobby Exhibits	Planning Underway	TBD
Portable Restrooms	Under design (10%)	TBD
Lang Field Lighting	Completed	
Chinese Playground and Folsom Playground - design only	Folsom (30%) Chinese (10%)	TBD
Federal Office Bldg. Playground	Design pending	TBD

1990 - 1991

<u>Project</u>	<u>Status/(%) Complete</u>	<u>Estimated Completion</u>
North Beach Playground & Pool	Under design (10%)	TBD
Randall Museum Masterplan	To bid 4/92 (30%)	11/92
Excelsior P/G Fieldhouse	To bid 5/92 (30%)	3/93
Bayview P/G & Restrooms	To bid 5/92 (20%)	3/93
Brooks Park Landscaping	Under design (10%)	TBD
Ocean View P/G Renovation	Completed	
Coffman Pool Entry way	Under design (20%)	6/93
Mural Barricade Coit Tower	Completed (100%)	*
Japan Peace Plaza Repairs	Under design (10%)	TBD
Hayes Valley Playground rehabilitation	Completed	
Adam Rogers Park (Phase III)	Under Design (10%)	TBD
Wawona Clubhouse	Under design (10%)	TBD
Glen Canyon Land Management Plan	Under way (20%)	5/93
Garfield Fieldhouse - rehabilitation	Under design (20%)	6/93
Junipero Serra Playground - clubhouse expansion	To bid 5/92 (25%)	12/92
Randall Museum Master Plan and Improvements	Planning underway	TBD

Ongoing Projects:

Program monies are allocated to various ongoing funds used to pay for similar work at many facilities. These programs fund such categories fencing, security and athletic field lighting, hazardous materials abatement, access for the disabled, automatic irrigation, community gardens and hilltop development. Automatic Irrigation projects are underway at Lafayette Square, Alta Plaza and Upper Noe Playground. Also, annual allocations are made to the Transportation Fund to provide bus transportation for children, youth and seniors in recreationally underserved areas of the City. Allocations are also made to a remodeling program for the interiors of several recreational facilities. Over the past two years renovation projects were funded at Silver Terrace Clubhouse, Joseph Lee Center, Chinese Playground, Holly Park, Mission Recreation Center, Noe Courts, and Chinese Recreation Center.

OPEN SPACE PROGRAM

FIVE YEAR PLAN

1992-93

Proposition E, passed by the voters of San Francisco in November, 1988, extended the Open Space Program for fifteen years through an amendment of the San Francisco Charter. The text of that Charter amendment is reprinted at the end of the Five Year Plan. The Charter Amendment requires that a five year plan be developed for the Open Space Program and updated annually. The proposed five year plan for 1992-93 to be adopted by the Recreation and Park Commission is as follows:

A. GOALS AND OBJECTIVES

1. Conform with the Open Space Element of the City Master Plan
2. Carry out the Programs for Implementing the Recreation and Open Space Element of the Master Plan
3. Implement the requirements of Title 24 of the California Building Code and Section 503 - 504 of the Federal Rehabilitation Act (Disability access standards)
4. Support on-going maintenance program including resurfacing, lighting, roofing and reforestation
5. Implement a program to acquire and manage natural areas
6. Continue support for the After School Program
7. Promote water conservation and the development of low maintenance, drought tolerant natural plantings.
8. Reduce long-term maintenance costs of Open Space-funded projects.
9. Conform with Policy 13 of the Open Space Element of the Master Plan regarding significant natural resource areas.

B. REVENUES

In 1991-92, Open Space revenues are estimated to total \$16 million. Of this total, approximately 52% is reserved for existing maintenance activities and the After School Program. The remaining 48% (\$7.7 million) is therefore available for new programs including acquisition, development, renovation, maintenance and administrative costs. Allowing for a five percent annual

increase in revenues, the total funds available over the next five years for these programs is projected at \$42.5 million. (Total revenues projected for the fund over the five year period are \$88.4 million).

C. ALLOCATION FORMULA

The following is a summary of the allocation formula as mandated by Proposition E.

Not more than 40% of total fund for maintenance of acquired properties. Of the remainder:

- a. 20% for the operation of the After School Program (12% of total fund).
- b. At least 40% for acquisition and development (25% of total fund).
- c. At least 15% for renovation (8% of total fund).
- d. No more than 25% for administration, programs and maintenance of new open space properties and renovated open space facilities (15% of total fund).

In addition to the annual Open Space revenues from the property tax allocation specified in the Charter, one time revenues may become available due to reallocations, interest earnings or special deposits into the Open Space Fund. Since these one time revenues are not recurring, they should not be allocated to on-going maintenance, administrative or program costs. The Charter allows for the allocation of such revenues to specific projects. Pursuant to Charter Section 6.413(c)(5), these funds should be allocated for expenditure on specific acquisition and development projects in future years.

D. ACQUISITION AND DEVELOPMENT

1. Many of the acquisition and development projects will require several years to fund and complete. For multi-year projects, estimated additional costs to complete are as follows:

<u>Project</u>	<u>Estimated Open Space Funds Required to Complete Project</u>	
India Basin Park	\$ 3	million
Chinatown Park	\$ 1.5	million
Richmond Center	\$ 2	million
Tenderloin Playground	\$ 1	million
South of Market Park	\$ 8	million
Natural Areas Acq.	\$ 6	million
Regional Trails Dev.	\$ 1.2	million
North Beach Pool & Rec. Center	\$ 1.5	million
2460 Harrison	\$.5	million
St. Mary's Square	\$.5	million
Washington/Hyde Park	\$.3	million
TOTAL	\$25.5	million

2. Some of the acquisition and development projects are continuous in nature and will require annual commitments of funds. These projects and their recommended allocations are as follows. The column marked "Total" is an indication of a five year funding commitment, should the annual allocations continue at the same level (a 5% annual increase included):

<u>Project</u>	<u>1992-93 Allocation</u>	<u>Total</u>
Urban Forestry	\$250,000	\$1,381,408
Community Garden Development	\$ 50,000	\$ 276,281
Vocational Training for Disabled	\$ 7,000	\$ 38,680
Neighborhood Recreation Programs	\$100,000	\$ 552,563
Natural Areas Management	\$ 50,000	\$ 276,281
	TOTAL	\$2,525,213

If all of the above mentioned projects were to be funded over the five years of this program plan, the total allocation to acquisition and development projects would be \$28 million.

E. RENOVATION

1. On-Going City-Wide

Some of the renovation projects are continuous and will require annual funding. These projects and their recommended funding levels are as follows:

<u>Project</u>	<u>Annual Allocation</u>	<u>Total</u>
Automatic irrigation	200,000	1,105,126
Facility access improvements	50,000	276,281
Lighting	100,000	552,564
Hazardous Materials Abatement	60,000	331,538
Japanese Peace Plaza*	50,000	276,281
Fencing	100,000	552,564
	TOTAL	\$3,094,354

*Based on action of the Recreation and Park Commission.

2. Facility Renovation

Many of the renovation projects are for particular facilities and can be accomplished with funding allocated in a specific program year. Selection criteria for these projects include the following:

- Requests from the community
- Recommendations from staff
- Existing recreational facilities available in specific neighborhoods
- Prior open space allocations to specific neighborhoods
- Condition of existing facilities and resources
- Accessibility needs as documented in the Park Accessibility and Feasibility Survey Reports.

Based on projected program revenues for 1992-93, the minimum amount which needs to be allocated to renovation projects is \$1,280,000. A similar funding level over a five year period would total \$7,072,808.

F. NEW OPERATING AND MAINTENANCE COSTS

New facilities acquired, developed and renovated under the open space program will have on-going operating and maintenance costs. The projected direct staffing needs for the projects identified in this plan are as follows:

PROJECT	GARDENER	RECREATION DIRECTOR	CUSTODIAN
Washington-Hyde Park	.2		
India Basin Park	1		1
Chinatown Park	1	6	1
Richmond Recreation Center	.5	4	1
Tenderloin Recreation Center		5	1
South of Market Park	1		
Natural Areas, Maintenance	4		
Total	7.7	15	4

The direct annual costs associated with these additional staff would be as follows:

Gardener @ \$46,000 X 7.7 = \$354,200
Recreation Director @ \$40,000 X 15 = \$600,000
Custodian @ \$32,800 X 4 = 131,200

Total: \$1,085,400

These direct staffing costs do not reflect the costs of materials and supplies or maintenance and repair of facilities. An allocation of the Recreation and Park Department's structural maintenance budget across all departmental facilities would indicate that each facility would have an average maintenance and repair allocation of approximately \$50,000 annually or \$300,000 annually for the new facilities contemplated in this plan. Materials and supplies budgets average approximately 12% of salary costs or approximately \$137,800 annually for the new facilities contemplated in this five year plan.

The total of these direct staff costs, materials and supply costs and maintenance and repair costs associated with the new facilities contemplated in this five year plan would be as follows:

Direct Staff Costs:	\$1,148,400
Materials and Supplies:	137,800
Maintenance and Repair:	300,000
TOTAL	\$1,586,200 annual cost

G. PROJECT OPTIONS

The following is an alphabetical list of projects which have been proposed for funding under the Open Space Program and which will be considered for support.

Acquisition and Development

Alioto Mini Park Development
Aqua Vista Park Development
Bayview Hill
Bonview Lots
Bosworth and Lippard
Brooks Park Community Garden
Brotherhood Way Conservation Easement
Chinatown Park
Civic Center Tot Lot
Community Gardens
Corona Heights/Randall Museum Environmental Learning Garden
Folsom and 16th Streets
Harrison and 19th Streets
Hawk Hill
Hilltop Development
India Basin Park
India Basin Triangle
Interior Greenbelt land use plan
Jack Early Park
Kite Hill
Laguna Honda Slope, Reservoir
Le Conte Avenue Park Development
Mini Park Acquisition (Putnam and Tompkins Streets)
Mistral Park
Natural Areas Acquisition Banking
Natural Areas Management Plan
O'Shaughnessy Hollow
Parcel 4 Acquisition
Potrero del Sol Extension
Reservoir Surface Development
 Bay Street
 Midtown Terrace
 Sunset
 University Mounds
Richmond Recreation Center
South of Market Park
South Lake Nature Trail - Golden Gate Park
South Van Ness and 21st Streets
Tenderloin Playground and Recreation Center

2460 Harrison Street
23rd, Treat and Folsom Streets
Urban Forestry (neighborhood parks)
Valencia Gardens, New Park (1236 Valencia)
Warm Water Cove Development

Renovation

Alamo Square
Alioto Mini Park
Balboa Park: restrooms/locker rooms
Balboa Stadium Lighting
Bernal Gym
Bernal Hill Park
Bernal Hill Park Perimeter
Buena Vista Park
Buena Vista Park Interior Irrigation Loop
Campbell/Rutland Mini Park
Chinese Playground
Chinese Recreation Center
Crocker Amazon Gym
Eureka Valley Playground
Excelsior Playground
Fencing
Field Lights
Folsom Playground
Franklin Square
Golden Gate Park Bandshell
Golden Gate Park Big Rec Dressing Room
Golden Gate Park Conservatory Interior Doors
Golden Gate Park Chain of Lakes Disabled Access and Restroom Rehab.
Golden Gate Park East Entrance (Alvord Lake)
Golden Gate Park Middle Lake Rehab.
Golden Gate Park Perimeter
Golden Gate Park Pioneer Log Cabin (supplement)
Handicapped Access
Hayes Valley Clubhouse
Hazardous Materials Abatement
Helen Wills Playground
Hunters Point Gym
Irrigation Renovation
Jamestown Playground
Japan Peace Plaza
Joseph Lee Recreation Center
Kezar Pavilion
Lake Merced
Lighting -- security lighting at Latchkey sites
Mini Parks Rehab.
Mission Bay Park Maintenance
Mission Playground

Moscone Playground
Natoma Field
North Beach Pool and Recreation Center
Panhandle Playground - Golden Gate Park
Park Emergency Hospital
Park Restrooms
Pier 54 Launch Ramp
Poly High School Gym Renovation and Operation
Portable Restroom - rental and services
Potrero Hill Recreation Center
Randall Museum - Implement Master Plan
Regional Trails - Implement Twin Peaks Design
Remodeling Crew Spending Plan
Richmond Recreation Center (Sutro Annex site)
Rincon Point Park
Rochambeau Playground
Rolph Nichol Mini Park
St. Mary's Square
South Beach Park
Swimming Pool Renovations
Tank Hill
Upper Noe Playground
Visitation Valley Clubhouse
Visitation Valley Playground Rehab.
West Portal Playground

Other

Energy Management Action Plan
Glen Canyon Master Plan Implementation
Golden Gate Park Master Plan
Transportation for Inner City Children

H. TEXT OF CHARTER SECTION 6.413 (PARK AND OPEN SPACE FUND)

(a) Establishment of Fund; Interagency Cooperation.

- (1) Establishment of Fund. There is hereby established the San Francisco Park and Open Space Fund ("Fund"), to be administered by the recreation and park commission. Monies in the Fund shall be appropriated, allocated, transferred, expended, or used consistent with, and to implement, the "Recreation and Open Space Element of the Master Plan" (Plan") and the "Programs for Implementation of the Recreation and Open Space Element of the Master Plan," ("Programs") as provided for herein. The Fund shall be used for the purposes set forth in subsection (c) below.
- (2) Interagency Cooperation. Consistent with the Plan and Programs, lands currently under the jurisdiction of any city agency may be acquired or developed with the Fund provided for herein. The recreation and park commission, port commission, department of public works, water department, and all other city agencies, are hereby authorized to enter into contracts appropriate to carry out the purposes of this section. Unless approved by a two-thirds vote of the board of supervisors the amount paid for any lands purchased or acquired in fee from any other public agency or city department or agency shall be no greater than the most recent selling price for such lands.

- (b) Annual Tax. There is hereby imposed, pursuant to section 6.400(a)(3)(d) of this charter, for a period of fifteen (15) years starting with the fiscal year 1990-91, an annual tax of two and one-half cents (\$0.025) for each one hundred dollars (\$100) assessed valuation. Revenues obtained thereby shall be in addition to, and not in place of, any sums normally budgeted for the recreation and park department and, together with interest earned thereon, shall be deposited into the Fund. In addition, all grants, gifts, and bequests paid to the city and county for open space acquisition and park renovation, and interest earned thereon, unless otherwise restricted, shall be deposited into the Fund. Establishment of this Fund is not intended to preclude any other similar programs or any similar use of funds by the city and county or any department, agency, commission, or instrumentality thereof. All amounts paid into said Fund shall be maintained by the treasurer, separate and apart from all other city and county funds, and shall be secured by his or her official bond.

- (c) Use and Allocation of Fund. Each year the recreation and park commission and city planning commission shall hold at least one joint public hearing at which, by a majority of each commission and with the concurrence of the board of supervisors, they shall adopt a budget for the allocation and expenditure of the Fund which is consistent with and implements the Plan and Programs. Not more than forty percent (40%) of

the Fund may be allocated for maintenance of properties acquired pursuant to this section between its enactment in 1974 and fiscal year 1990-1991. As used herein, "maintenance" means salaries and equipment attributable to any work on an existing facility or on real property which does not result in a physical net increase in usable square footage, use, or programs, implementation of the community gardens policy of the Plan, implementation of the urban forestry policy set forth in the Plan, and includes the sustained maintenance and volunteer coordination program mandated in subsection (f). The remainder of the Fund ("Remainder of the Fund") shall be allocated according to the following schedule:

- (1) Acquisition and Development. At least forty percent (40%) of the Remainder of the Fund shall be allocated for the acquisition and development of real property. In allocating funds between acquisition and development, it shall be the policy of the recreation and park department particularly to pursue acquisition at the beginning of the 15-year program created by this section, in order to take full advantage of short term opportunities to acquire properties before their values increase.

As used herein "acquisition" includes, but is not limited to, purchase, lease, exchange, eminent domain, permission for use, and any other right, whether revocable or not, to use real property, or any interest therein or improvement or development rights thereon, for recreational purposes; provided that notwithstanding anything herein to the contrary, no acquisition of less than fee simple title may be for a term of less than ten (10) years.

As used herein "development" includes, but is not limited to, designing specific parks or facilities for which monies have been allocated for acquisition and development under this subsection (1), establishment of trails, implementation of the community gardens policy of the Plan, implementation of the urban forestry policy set forth in the Plan, and establishment and funding of recreational programs other than after school recreation programs in high need areas as defined in the Plan; provided that in any given year no more than five percent (5%) of the Remainder of the Fund may be used for such recreational programs.

- (2) Renovation. At least fifteen percent (15%) of the Remainder of the Fund shall be allocated for renovation. As used herein, "renovation" means salaries and equipment attributable to any work on an existing facility or real property under the jurisdiction of the recreation and park commission which results in a physical net increase in usable square footage, use or programs.
- (3) Maintenance and Administration. Up to twenty-five percent (25%) of the Remainder of the Fund shall be allocated for maintenance of real property and recreational facilities acquired pursuant to this subsection (3) subsequent to 1990-91; for programs other than those specified in paragraph (4) of this subsection; and for administration of the Fund. Monies allocated pursuant to this

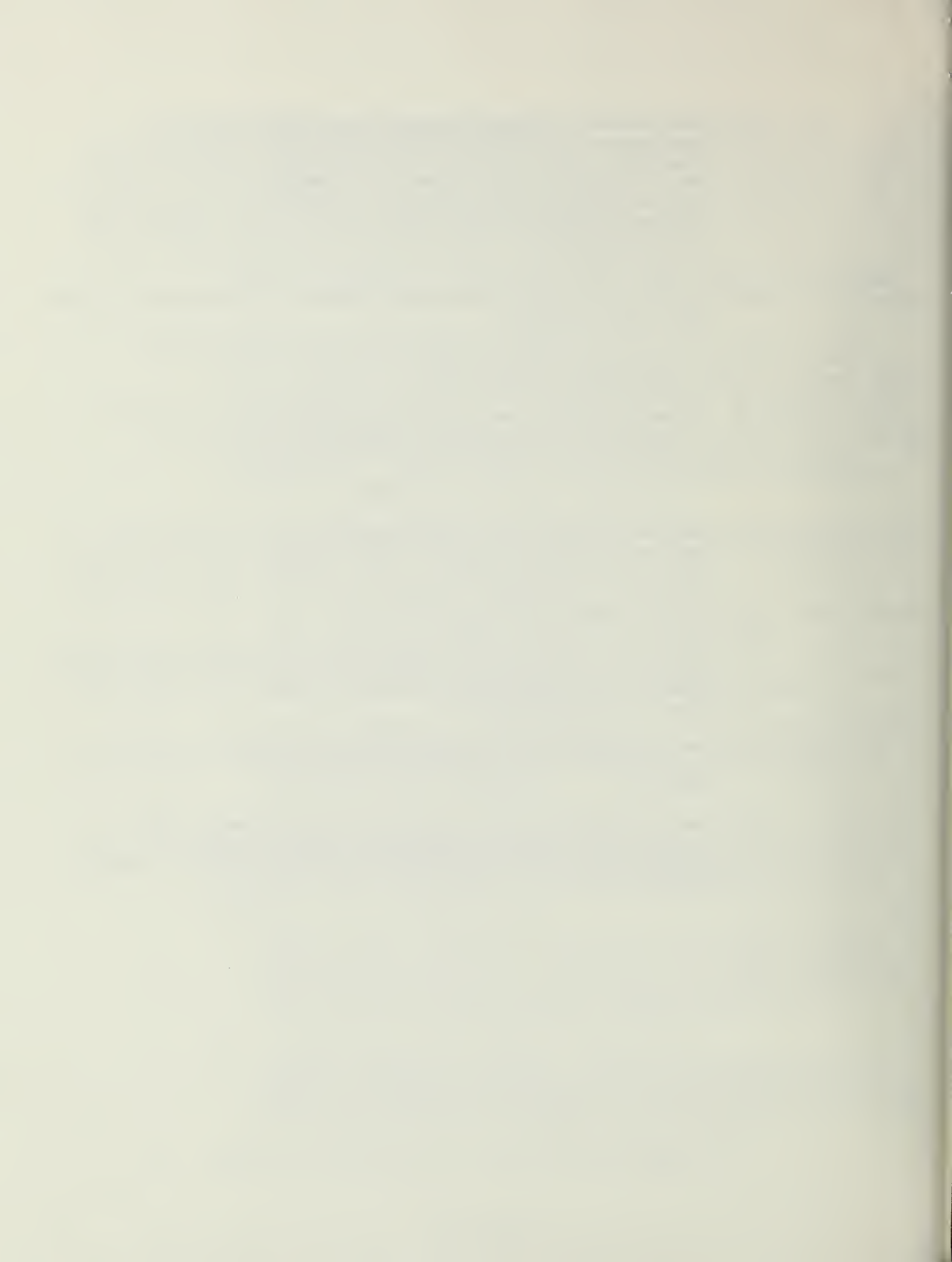
subsection (3) may be used for the maintenance of recreational facilities on real property under the jurisdiction of any city agency that has made it available for use as a recreational facility.

As used herein "maintenance" means salaries and equipment attributable to any work on an existing facility or on real property which does not result in a physical net increase in usable square footage, use, or programs, implementation of the community gardens policy of the Plan, implementation of the urban forestry policy set forth in the Plan, and includes the sustained maintenance and volunteer coordination program mandated in subsection (f).

- (4) After School Recreation Programs. Twenty percent (20%) of the Remainder of the Fund shall be used for the operation of after school recreation programs.
- (5) Banking of Funds. Monies may be allocated under any paragraph of this subsection to be set aside for expenditure on specifically identified projects in future years; however, such monies shall not count against any allocation required by this subsection. If such monies are not spent on the project for which they were set aside, they shall be returned to the Fund and be reallocated consistently with this subsection.
- (6) Annual Transfer and Adjustment of Allocations. In any given year fifteen percent (15%) of the Remainder of the Fund may be transferred from Acquisition and Development to Renovation, if such transfer is necessary to take advantage of a special, one time renovation opportunity, that will result in savings which would otherwise not be possible. In any given year seven and one-half percent (7.5%) of the Remainder of the Fund may be transferred from Renovation to Acquisition and Development, if such transfer is necessary to take advantage of a special, one time Acquisition or Development opportunity, that will result in savings which would otherwise not be possible. However, such transfers may not result in the inconsistency of any five year average of allocations for either acquisition and development or renovation with the provisions of paragraphs (1) or (2) of this subsection. Any adjustments pursuant to this paragraph, and their consequences on any five year averages of allocations, must be included in the annual report required by subsection (e).
- (7) Five Year Renovation and Maintenance Plans. The park and open space advisory committee shall recommend, and the recreation and park commission shall adopt, five year plans for acquisition and development, renovation, and maintenance, which shall implement the plan and programs, and with which expenditures under this subsection shall be consistent. These plans shall be updated annually, except that they should not be amended or updated as part of the annual budget process. The park and open space advisory committee shall begin this planning process in fiscal year 1989-90.

- (8) Reversion of Uncommitted Funds. Notwithstanding any other provisions of this section, any funds set aside pursuant to this subsection that are not allocated at the end of any fiscal year, together with accrued interest, shall be carried forward to the next fiscal year and shall be appropriated by the board of supervisors for any of the purposes enumerated in this section.
- (d) Prohibition of Reallocation of Fund. Except as specifically and explicitly permitted in subsection (c)(6), the allocation of the Fund provided for in subsection (c) may not be amended, adjusted, or changed.
- (e) Annual Report by the General Manager. The planning commission and recreation and park commission shall hold at least one joint public hearing annually at which they shall receive and review an annual report from the general manager of the recreation and park department on the implementation of this section and the acquisition, development, renovation, and maintenance of open space and recreational facilities, and the funding of after school and other recreation programs during the preceding year. The annual report shall, at a minimum, include the following information:
- (1) the amount of monies and percentage of the Fund allocated and spent in each of the allocation categories set forth in subsection (c) above;
 - (2) the projects, on a site-by-site basis that were undertaken or paid for, in part or in whole with monies from the Fund;
 - (3) for each project, the total cost and percentage of the total cost that was spent for design, construction, and management;
 - (4) for each project, the time between the date funds became available and the date the project was completed, or if not completed, the percentage of completion at the time of the report, and the anticipated date of completion.
- (f) Sustained Maintenance and Volunteer Coordination Program. In order to better fulfill the goals and purposes of the Plan and Programs, and of this section, by reducing ongoing and future maintenance costs, the recreation and park department shall use monies allocated pursuant to paragraph (3) of subsection (c) to:
- (1) prepare written guidelines for the design of new parks and open spaces and the renovation or rehabilitation of existing parks and open spaces which require low maintenance, ecological appropriateness (i.e., use of native species, low water usage), and self-sustaining landscapes and landscaping;
 - (2) establish and fund an office of volunteer coordination which will organize, train and coordinate a city-wide volunteer program to assist city residents and gardeners in the maintenance, supervision and clean-up of parks, playgrounds and open spaces.
- (g) Membership of Park and Open Space Advisory Committee.

- (1) The Fund shall be administered by the recreation and park commission with the advice of the park and open space advisory committee. As part of the allocation process for the first year after this section takes effect, the committee and the recreation and park department shall adopt a five year plan for allocation of the Fund in compliance with subsection (c). This five year plan shall be updated for another year during each subsequent annual allocation process.
- (2) The commission shall consist of 23 members, each appointed to a two year term, as follows:
 - a. one member appointed by each supervisor and approved by the board of supervisors;
 - b. a second member appointed by each supervisor, and approved by the board of supervisors, from the list maintained pursuant to paragraph (3) of this subsection;
 - c. one member appointed by the mayor.
- (3) The board of supervisors shall maintain a list of individuals representing citizens' organizations which have as a major goal the preservation and enhancement of San Francisco's parks, open space and natural environment. Persons on this list shall be nominated only by a qualifying organization.
- (4) Compliance with this section shall be accomplished as determined by the board of supervisors; provided that it shall be accomplished as promptly as possible without early termination of the term of any member of the committee.
- (5) The committee shall choose its own chair, and establish its own rules of order. A quorum shall be a majority of the members of the committee.
- (6) The committee shall hold regularly scheduled meetings. The committee shall send a schedule of all committee meetings for the calendar year to any person who so requests in writing. (Amended November, 1988)



ENVIRONMENTAL REVIEW OF 1992 - 1993 PROGRAM



**City and County of San Francisco
Department of City Planning**

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April 22, 1992

Ms. Mary E. Burns, General Manager
Recreation and Park Department
McLaren Lodge
Golden Gate Park
San Francisco, CA 94117

Re: Environmental Review of the 1992-93 Open Space Acquisition and Park Renovation Program

Dear Ms. Burns:

I have reviewed the San Francisco 1992-93 Open Space Acquisition and Park Renovation Program projects in your letter of February 13, 1992 and have determined that all proposed budget items are exempt from environmental review under the guidelines of the California Environmental Quality Act (CEQA), effective January 1984.

The following budget items are presented under the various sections and classes of the State CEQA Guidelines which exempt the proposed activities. These mostly parallel the program sequence in your letter.

Class 1 - State Guidelines, Section 15301, Interior and exterior alterations for repair, maintenance or minor alteration of existing structures, facilities or topographical features, involving negligible or no expansion of use beyond that previously existing; **Class 1(a)**, interior or exterior alterations, applies to the following items:

- Chinese Playground - rehabilitation
- Folsom Playground - rehabilitation
- Security lighting - various locations
- Bernal Heights Gym - renovation to provide children's adventure center
- Fencing - various locations
- Hayes Valley Clubhouse - remodel existing restrooms
- Japanese Peace Plaza - rehabilitation

- Potrero Hill Recreation Center - renovation
- West Portal Playground - play area improvements
- Golden Gate Park, Bandshell - improvements to stage and dressing rooms
- Golden Gate Park Panhandle Playground - remove portion of existing paved parking area and convert to landscaped area; court striping
- Civic Center - install children's playground. (Transfer of funds previously allocated in FY91-92 for the Federal Office Building).

Class 1(d), restoration or rehabilitation of deteriorated or damaged structures, facilities or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide or flood:

- Hazardous Materials Abatement - removal of asbestos at various facilities and testing for asbestos and other hazardous materials at various locations.
- Disabled Access, various locations - upgrade of facilities to meet current disabled access codes.

Class 1(h), maintenance of existing landscaping, native growth and water supply reservoirs (excluding the use of economic poisons, as defined in Division 7, Chapter 2, California Agricultural Code):

- Community Gardens - Citywide.

Class 4 - State Guidelines Section 15304, minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of mature, scenic trees except for forestry and agricultural purposes; Class 4(b), State Guidelines Section 15304(b) pertains to new gardening or landscaping projects:

- Neighborhood Reforestation
- Washington-Hyde mini park development (additional funding)
- Community Garden - development of new sites (All new garden sites would be located in existing Recreation and Park property)
- Randall Museum - new community garden
- Chinatown Park Development (Cathay Mortuary Site)
- Richmond Recreation Center Development (Sutro Annex--bounded by 18th and 19th Avenues, California and Clement Streets)

Class 6.- State Guidelines 15306, basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded:

- Alioto Mini Park - play area rehabilitation (design only)
- Significant Natural Areas Management Plan
- Golden Gate Park, further development of the park master plan

Upon proposing a master plan or implementing improvements for the above facilities, those actions would be subject to further environmental review.

Class 8 - State Guidelines 15308, actions taken by regulatory agencies as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption. (Note: This recognizes that further environmental review may be necessary when actual sites for acquisition are identified):

- South of Market park (banking funds for future acquisition; no specific site currently under consideration)
- Mission District Park Acquisition (banking funds for future acquisition)

Class 11 - State Guidelines, Section 15311, Construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities; and

Class 11(c), placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use.

- Folsom Playground Renovation - Construction of restrooms, staff office and storage structure (approximately 1000 sq. ft.) as accessory to existing playground
- Randall Museum - Construction of greenhouse (approximately 300 sq. ft.).

Class 22 - State Guidelines Section 15322, adoption, alteration, or termination of educational or training programs which involve no physical alteration in the area affected or which involve physical changes only in the interior of existing school or training structures:

- Transportation for inner city children in high need areas and Randall Museum.

Class 25 - State Guidelines Section 15325, transfers of ownership of interests in land in order

to preserve open space:

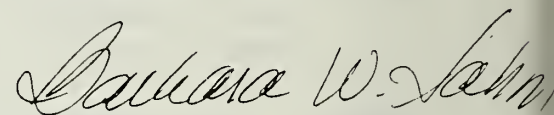
- Natural areas banking for the following priority areas: O'Shaughnessy Hollow, Block 2949A, Lot 76; Hawk Hill, Lot 27 in Assessor's Block 2336; Bayview Hill, Block 4991, Lot 38 (portion)
- Bonview lots, block 5614, Lots 47-50, possible acquisition of an option to purchase.

Additionally, the following program elements were exempted under prior Department case review and/or correspondence:

- 2460 Harrison Street - Acquisition of 9,187 sq. ft. parcel adjacent to the existing Mission Recreation Center. Case 87.743R.
- St. Mary's Square - Jurisdictional transfer of rooftop of adjacent existing parking garage for expansion of existing park. Case 88.034R, correspondence 9/12/85.

Should you have any questions about the environmental review of this year's Open Space budget, please call Jim McCormick of my staff at 558-6394.

Sincerely,



Barbara W. Sahn
Environmental Review Officer

cc: Exemption/Exclusion File
Steve Shotland
Deborah Learner
JoAnn Wilson

SF
R28
#3
1993-1994
c.2

/// GENERAL MANAGER'S REPORT
SAN FRANCISCO PARK AND OPEN SPACE PROGRAM
FISCAL YEAR 1993 - 1994

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Adopted June 10, 1993
at a Joint Meeting of the
City Planning and Recreation and Park Commissions

—SF



1993 - 1994 PARK AND OPEN SPACE PROGRAM

GENERAL MANAGER'S REPORT

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April 15, 1993

The Honorable Members
of the City Planning and
Recreation and Park Commission
City and County of San Francisco

Dear Commissioners:

I am pleased to transmit, herewith, the fourth annual General Manager's Report containing my recommendations for the expenditure of approximately \$ 16 million budgeted under the 1993 - 1994 Park and Open Space Program.

This marks the fourth of a fifteen year program that was established when the electorate resoundingly approved Proposition E in November 1988, thereby continuing the Open Space Acquisition and Park Renovation Program established in 1975 under Proposition J.

Charter Section 6.413 which establishes this open space fund specifically states that "it shall be the policy of the recreation and park department particularly to pursue acquisition at the beginning of the 15 year program..." In accordance with this language a major component of the budget is for the acquisition and development of new sites. Specifically, funding has been allocated for the purchase of the Bonview Lots, a parcel at Franconia and Brewster Streets, property adjacent to Brooks Park, and a site at Mullen and Peralta Streets. \$750,000 has again been set aside for a new park site in the densely populated Mission District (23rd and Treat Street) and an additional \$800,000 is earmarked for the acquisition and development of a large park in the South of Market. Acquisition and development allocations are also made to continue commitments to the development of recently acquired sites including those in Chinatown, the Tenderloin and Richmond District.

In addition, \$1,403,500 has been set aside to supplement previous allocations for the acquisition of significant natural areas including O'Shaughnessy Hollow, Hawk Hill and portions of Bayview Hill.

Other important programs that are recommended to receive funding through this year's budget include the highly successful Transportation Program for inner city youth and seniors, the After School Program, Community Gardens and the the development of new soccer facilities in the Mission District.

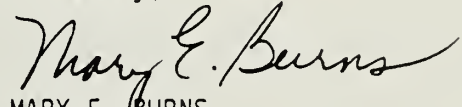


Open Space Program Transmittal
April 15, 1993
Page 2

Under the renovation component of the budget, funds have been allocated to Chinese Playground, Coronado Playground (formerly Folsom), Mountain Lake Park, and Potrero Hill Recreation Center. The Advisory Committee recommended that \$40,000 be earmarked for improvements to the Alamo School Yard, since the Program funds an after school activity at that site. Upon the advice of the City Attorney, this allocation has been rescinded pending further review as to its legality under the Charter.

I would like to thank the members of the Park and Open Space Advisory Committee who donate such an incredible amount of their time and effort attending numerous meetings and listening to hours of testimony from community representatives in the development of these annual program budgets. It is largely through their hard work that the Park and Open Space Program has been so responsive to community needs. In addition I would like to thank the staff of the Recreation and Park Department including Assistant General Manager Phil Arnold who administers all aspects of the program and his assistants Deborah Learner, Tim Lillyquist and Joanne Wilson, and Steve Shotland of the Department of City Planning.

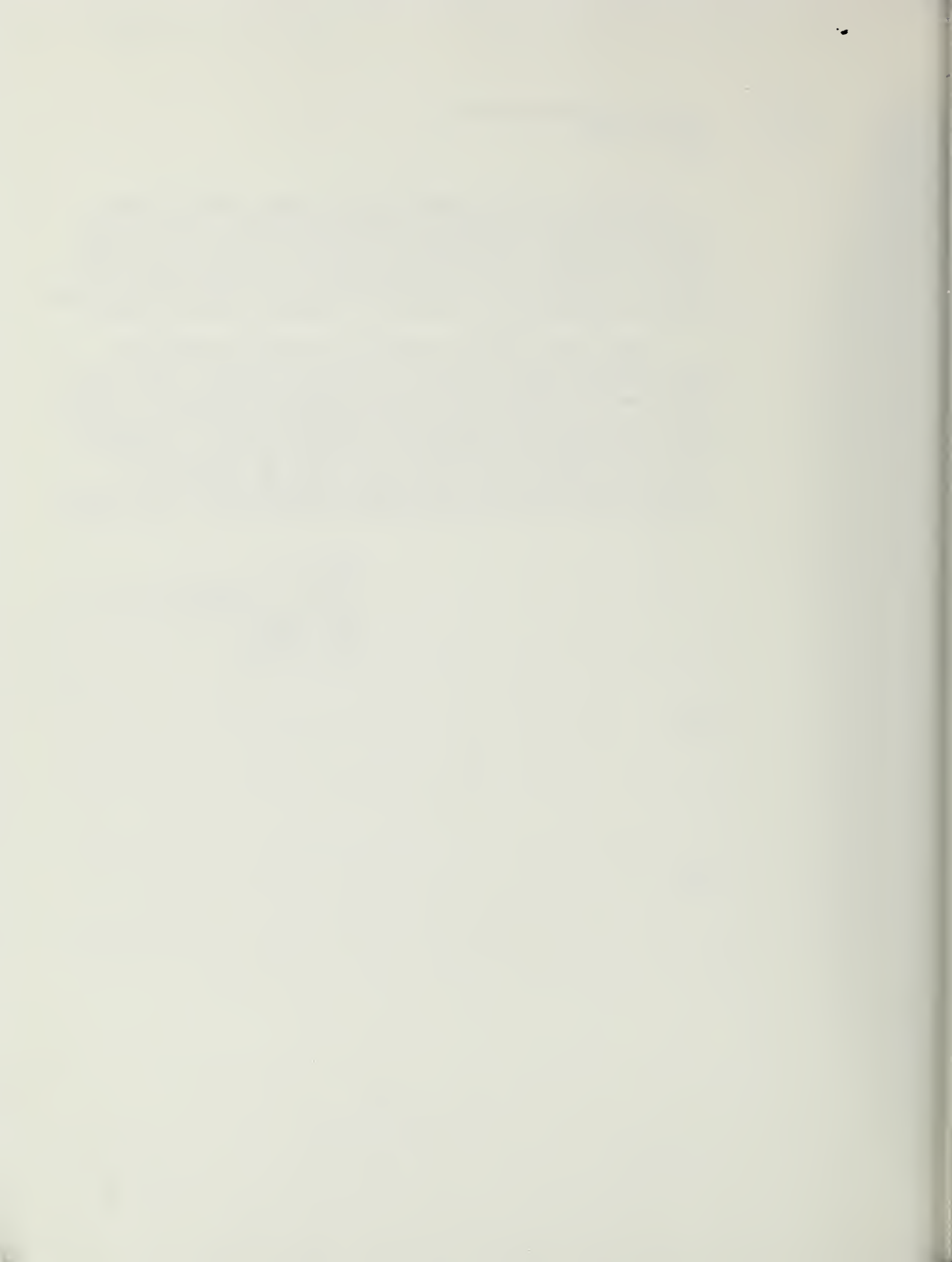
Sincerely,



MARY E. BURNS
General Manager

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1993-94 PARK AND OPEN SPACE PROGRAM

GENERAL MANAGER'S REPORT

I. INTRODUCTION

The San Francisco Park and Open Space Program is an amendment to the City and County's Charter (Section 6.413) resulting from the passage of Proposition E in November of 1988. In most respects it replaces and continues for 15 years, the Open Space and Park Renovation Program established under Proposition J in 1974. Under the Program, a tax of two and one-half cents (\$0.025) of each \$100 assessed valuation is set aside for implementation. Revenues are used for the acquisition and development of new park and recreation facilities, the renovation of existing ones, and the maintenance of these new or renovated facilities. In addition, funding is provided for an after school program, maintenance of existing parks and open spaces, other recreational programs and for Program administration. A full text of the Charter Section is included in this report.

II. CITIZENS ADVISORY COMMITTEE

The Program is administered by the Recreation and Park Department with the assistance and advice of the Park and Open Space Citizens Advisory Committee. The Committee is comprised of 23 members, each appointed to a two year term, as follows:

- a. one member is appointed by each member of the San Francisco Board of Supervisor and approved by the full Board;
- b. a second member is appointed by each supervisor, and approved by the full Board of Supervisors, from a list of individuals representing citizens' organizations involved with the preservation and enhancement of San Francisco's parks, open space and natural environment, (currently approved organizations include California Native Plant Society - Yerba Buena Chapter, Friends of Recreation and Parks, Golden Gate Audubon Society, San Francisco Conservation Committee, Proposition E Implementation Committee, San Francisco Beautiful, San Francisco Friends of the Urban Forest, San Francisco Group of the Sierra Club, San Francisco League of Conservation Voters, San Francisco League of Urban Gardeners, San Francisco Tomorrow, Save the Redwoods League and Trust for Public Land); and
- c. one member is appointed by the Mayor.

COMMITTEE MEMBERSHIP - 1992 - 1993

Lynn Altshuler
Frances Barron
Ina F. Dearman
Robert J. Dutra, Co-chair
Carole Isaacs
Deborah Gellermann
Lauri Irving
Greg Gaar
Jill Hallinan
Jeff Henne
Claire Isaacs

Lonnie Lawson
Christine Schneider
Maria Sousa
Midge Wilson, Co-Chair
Nan McGuire
Terry Ow-Wing
Juanita G. Raven
Jacob Sigg
Willa Sims
Mauricio Aviles
Barbara Judy

Alan Weaver

III. SPENDING PLAN FOR 1993 - 1994
(Total Program Budget \$14,940,000)

In the fall of each year, the Committee holds two widely advertized public hearings to receive input from individuals, neighborhood organizations and other groups. This information, along with recommendations from Recreation and Park Department staff, is used to assist the Committee in establishing priorities for an annual expenditure proposal. In addition, the Program requires that a Five Year Plan guiding future expenditures be adopted and updated annually. The Plan is included in this report. A series of public Committee meetings is held during late fall and winter to develop the funding recommendations for submittal to the General Manager of the Recreation and Park Department. The General Manager's Report containing the final expenditure plan is then presented at a joint meeting of the City Planning and Recreation and Park Commissions for adoption before final approval by the Board of Supervisors.

The following is a summary of the allocation formula as mandated by Proposition E.

Not more than 40% of total fund for maintenance of acquired properties. Of the remainder:

- a. 20% for the operation of the After School Program (12% of total fund).
- b. At least 40% for acquisition and development (24% of total fund).
- c. At least 15% for renovation (9% of total fund).
- d. No more than 25% for administration, programs and maintenance of new open space properties and renovated open space facilities (15% of total fund).

The allocation for this year's program is approximately \$15,940,000. The following shows expenditures for each category as well as percentage of the total fund:

After School Program	\$ 1,920,000 (12%)
Acquisition and Development	5,713,500 (36%)
Renovation	1,266,500 (8%)*
Prop. J. Maintenance	6,380,000 (40%)
Administration	660,000 (4%)

* Charter Section 6.413 (c)6 allows a Renovation allocation of less than 9% as long as a five-year average results in a 9% allocation to that category.

A. AFTER SCHOOL PROGRAM - \$ 1,920,000 (12 %)

After school programs have been established at the following sites:

Alamo School Yard, Aptos Middle School Gym, Alvarado School Yard, Luther Burbank, Duboce Park, Sir Francis Drake, Francisco, Francisco Middle, Bret Harte, Hawthorne, Hillcrest Schoolyard, Guadalupe School Yard, Lafayette School Yard, Hillcrest, Horace Mann, Jefferson, Marshall, Larsen, Jean Parker, Lawton, George Peabody, Lincoln, Plaza East, Monroe, Redding, Jose Ortega, Roosevelt, Ping Yuen, Paul Revere, Spring Valley, Junipero Serra, Starr King, Sutter Playground, Visitacion Valley Gym, Commodore Stockton, Visitacion Valley School Yard and Raphael Weill.

B. ACQUISITION AND DEVELOPMENT - \$ 5,713,500 (36%)

See annotated list for project detail.

1.	Bonview Lots	\$ 50,000
2.	Brewster/Franconia Acquisition (Community Garden)	\$ 25,000
3.	Brooks Park Acquisition	\$ -0 *
4.	Evans/Hunters Point Boulevard Triangle	-0-
5.	Mullen/Peralta Acquisition	\$ 100,000
6.	Significant Natural Areas - Funding	\$1,403,500
	Bayview Hill	
	Phase 1--seven acre parcel south of the Key	
	Avenue extension.	
	O'Shaughnessy Hollow Acquisition	
	Hawk Hill	
7.	South of Market Park	\$ 800,000
8.	23rd/Treat Streets Acquisition/Development	\$ 750,000
9.	Chinatown Park	\$ 750,000
10.	Chinatown Branch Library	\$ 120,000
11.	Community Gardens	\$ 50,000
12.	Randall Mus. Environmental Learn. Garden	\$ 50,000
13.	Regional Trails/Twin Peaks	\$ 50,000
14.	Richmond Rec Center	\$ 650,000
15.	Soccer Field Development:	\$ 300,000*
	Mission Dolores Park (Practice field)	
	Franklin Square	
22.	Transportation Program, City-Wide:	\$ 120,000
	Randall Museum Transportation Program	\$ 20,000
24.	Urban Forestry	\$ 275,000
25.	City Attorney	\$ 100,000
26.	Real Estate	\$ 100,000
Total Acquisition and Development		\$5,813,500

*Brooks Park acquisition deleted by Planning Commission action 4/15/93.

C. RENOVATION - \$ 1,266,500 (8%)
See annotated list for project detail.

1.	Alamo School Yard	\$	-0-*
2.	Alioto Mini Park	\$	15,000
6.	Chinese Playground	\$	100,000
7.	Coronado Playground	\$	100,000
12.	Glen Park Tennis Courts	\$	20,000
17.	Herz Playground	\$	10,000
19.	Japan Peace Plaza	\$	50,000
21.	Mountain Lake Park	\$	155,000
24.	Potrero Hill Recreation Center	\$	190,000
25.	Precita Park playground construction	\$	36,500
	design	\$	25,000
28.	Silver Terrace Playground	\$	25,000
32.	West Portal Playground Rehab.	\$	50,000
33.	West Sunset Playground	\$	60,000
34.	On-Going Programs:		
	° Natural Areas Management/Implementation	\$	100,000
	° Disabled Access	\$	50,000
	° Hazardous Materials Abatement	\$	50,000
	° Fencing	\$	50,000
	° Lighting: security	\$	80,000
35.	Automatic Irrigation:	\$	100,000
	° Hamilton		
	° McCoppin		
	° Palace of Fine Arts		
	° Kimbell Field (remaining 1/3)		
	° Midtown Terrace		
	° McKinley Square		
	° Bush Street Mini Park		
	° Balboa (part of)		
	° Page Street Mini Park		
	° Cosco Triangle		

Total Renovation \$1,266,500

*\$40,000 committee-recommended allocation deleted per advice of City Attorney and reassigned to Significant Natural Areas.

D. MAINTENANCE OF PREVIOUSLY ACQUIRED OPEN SPACE \$6,380,000 (40%)

Personal Services		
Permanent Salaries		\$4,643,896
Holiday Pay		9,569
Premium Pay		5,225
Temporary Salaries		131,405
Subtotal Personal Services	\$4,790,095	
Mandatory Fringes	\$ 986,971	
Non-Personal Services		
Use of Employee Car		\$ 2,500
Other Contractual Services		153,594
Telephone		9,200
Material and Supplies		152,040
Subtotal Non-Personal Services	\$ 317,334	
Equipment Purchase	\$ 120,600	
Services of Other Departments		
Dept. of Electricity		\$ 0
Worker's Compensation		165,000
Subtotal Services of Other Departments	\$ 165,000	
Maintenance Total		\$6,380,000

E. PROGRAM ADMINISTRATION - \$660,000 (4%)

Personal Services	
Permanent Salaries	\$ 241,166
Fringe Benefits	53,130
Temporary Salaries	25,000
Planning Staff	40,000
Subtotal Personal Services	\$ 359,296
Non-Personal Services	
Use of Employee Car	500
Telephone	6,070
Materials and Supplies	7,634
Services of Other Depts.	22,500
Equipment	7,000
Subtotal Non-Personal Services	\$ 43,704
Contractual Services	
Environmental Consultant	\$ 30,000
Golden Gate Park Master Plan	100,000
Natural Areas Plan	100,000
Disabled Employment	20,000
Translation Services	7,000
Subtotal Contractual Services	\$ 257,000
Program Administration Total	\$ 660,000

IV. ANNOTATED PROJECT REQUEST SUMMARY

The following is a list of projects requested by citizens and neighborhood organizations for the 1993 - 1994 program, including committee action, and the date it was taken. Funding is allocated only to those projects given a Priority 1.

A. ACQUISITION AND DEVELOPMENT

Acquisition:

1. Bayview Hill (Block 4991, Lots 31-34 and portion of 38) - continuing request for acquisition. The Committee voted to create two Bayview Hill acquisition categories:

Phase 1 would refer to the seven acre parcel south of the Key Avenue extension. Given Priority 1 on 10/29/92.

Phase 2 would refer to a parcel north of the Key Avenue extension which would act as a buffer zone between the open space and the developable property on Jamestown. Given Priority 2 on 10/29/92.

On 1/7/93, the Committee voted to defer discussion of eminent domain action on Bayview Hill pending further discussion with the Real Estate Department.

2. Bonview Lots - The Committee voted a Priority 1 and a preliminary allocation of \$50,000 for this acquisition, subject to future review, on 11/4/92.
3. Bosworth Street Green Space - new request for a jurisdictional transfer of strip between Bosworth and Chenery from D.P.W. to Rec/Park. Includes proposal that property would be maintained by the Glen Park Association through an agreement with Rec/Park.

On 10/20/92 the Committee requested that staff find out what plans the Department of Public Works has for the land. Given Priority 3 on 11/12/92.

4. Brewster/Franconia Street Acquisition (Block 556, Lot 56, owned by Paul Vermeulen, who offered for sale to Real Estate) - new request. Trust for Public Land is willing to participate in acquisition of this site.

On 11/4/92, the Committee voted a Priority 1 for this project and a preliminary allocation of \$25,000 toward its acquisition (and asked Trust for Public Land to seek to acquire), subject to future review.

5. Brooks Park Acquisition (Block 7073, Lot 50; Block 7074, Lot 49; and Block 7075, Lot 56. Owned by SFUSD (Jose Ortega School) - new request for the acquisition of the property surrounding three sides of Brooks Park.

The Committee voted a Priority 1 and a preliminary allocation of \$100,000 for this project. The Committee requested that staff notify OMI Neighborhood Association of correspondence with the School District regarding Brooks Park.

Acquisition/Development Cont.

6. Evans/Hunters Point Boulevard Triangle - Representatives of the Bay View Community requested the purchase of this parcel. The Committee voted a Priority 1 to acquire, and requested the Trust for Public Lands to assist. No money was allocated in this year's program.
7. Hawk Hill Acquisition (Block 2336, Lot 27; Block 2337, Lots 2-7; Block 2338, Lots 4-13; Block 2338A, Lots 13-17) - continuing request for funding of land already recommended for acquisition. The Committee voted a Priority 1 for this project on 11/4/92.
8. Kite Hill - On 11/4/92, the Committee voted to delete this request from consideration.
9. Mullen Peralta Acquisition (Block 5538, Lots 14,15,23 & 28) - new request for acquisition of the four lots above the undeveloped Mullen Peralta Mini Park to remain as undeveloped open space.

The Committee asked staff of the Department of City Planning to propose to the City Planning Commission an amendment to the City's Master Plan providing for acquisition of Mullen Peralta as open space. Given Priority 1 on 10/29/92. Committee voted a preliminary allocation of \$100,000 on 11/19/92.

10. O'Shaughnessy Hollow Acquisition (Block 2949A) - continuing request for funding of land already recommended for acquisition. Given Priority 1 on 11/12/92. On 1/7/93, the Committee voted to recommend acquisition by eminent domain, if necessary.
11. Significant Natural Areas - Funding request for acquisition of natural areas. The Committee voted a Priority 1 and a preliminary allocation of \$2 million on 12/2/92.
12. South of Market Park - Acquisition/Development Continuing request for funding.

Given Priority 1 on 11/12/92. Committee recommended a preliminary allocation of \$1 million.
13. 3rd/Hudson/Innes Lot Acquisition - New request for funding. Given Priority 2 on 11/12/92.
14. 23rd/Treat Streets Acquisition - Acquisition/Development (3/10/92 - Given Priority 1 for consideration for possible acquisition).

The Committee voted on 10/20/92 to give this site a Priority 1 for acquisition and to defer any development decision regarding the property for one year. Committee voted a preliminary allocation of \$750,000 on 11/19/92.

Development:

15. Chinatown Park - continuing request for funding of \$1.5 million for development of Cathay Mortuary site. Committee voted a Priority 1 for this project and a preliminary allocation of \$750,000 on 11/19/92.

Acquisition/Development Cont.

16. Chinatown Branch Library - new request to develop roof-top garden on top of the library. Committee voted a Priority 1 for this project and a preliminary allocation of \$120,000, with the provision that this not be taken as a precedent for other library projects, and that no further funding be allocated to this project because of the community's commitment to raise grant funds sufficient to complete the project.
17. Community Gardens - Continued funding. Committee voted a Priority 1 and a preliminary allocation of \$50,000 on 11/12/92.
18. Environmental Learning Garden - new request to develop facility at the Randall Museum. Estimated cost: \$60,000, of which \$10,000 would be for fencing.

Committee voted a Priority 1 and a preliminary funding level of \$50,000, plus \$10,000 from the fencing fund on 12/2/92.

19. India Basin - Continued funding for development. Given Priority 1 on 11/12/92, with no funding allocated since grant funds are available for Phase 1 of this project.
20. North Beach Pool - Continued funding. Given a Priority 2 on 11/12/92. The Committee requested that staff resolve the issue of location for the pool, including the possibility of a site other than North Beach Playground.
21. Regional Trails/Twin Peaks - Community request to improve trail system, to revegetate, and to take measures to stop erosion. \$200,000 cost estimate provided by community. (Given Priority 1 on 1/9/92). Approximately \$400,000 is needed. This request is for \$50,000 for 93-94, to be allocated to the Twin Peaks segment of the trail.

The Committee voted a Priority 1 and a preliminary allocation of \$50,000 on 12/8/92.

22. Richmond Gym - continuing request for funding of Sutro Annex site (\$3,072,000 allocated to date).

Given a Priority 1 on 11/12/92, and a preliminary allocation of \$750,000.

23. St. Mary's Square - Staff reported that funds are available to expand the park and design improvements on the existing park. Additional funds will be requested in future years. The Committee voted a Priority 2 for this project on 12/8/92.

24. Soccer Field Development:

Mission Dolores Park - New request for soccer field development. On 2/1/93 Committee voted a Priority 1 for development of a practice soccer field at Mission Dolores Park and a preliminary allocation of \$300,000.

Acquisition/Development Cont.

Franklin Square - new request for soccer field rehabilitation. Committee voted a Priority 1 for Franklin Square renovation and a \$350,000 allocation to be re-programmed from soccer lighting funds on 2/1/93.

Potrero del Sol - new request for development of soccer field. On 11/19/92, the Committee voted a Priority 3 for a proposed soccer field at Potrero del Sol.

25. Transportation Program, City-Wide:

° Chinatown-North Beach Open Space Transportation Project - continuing request for funding of ongoing program.

° Randall Museum Transportation Program - continuing request for funding of ongoing program.

A request was made to add Bernal Heights to the target areas served by the program. On 12/8/92, the Committee voted a Priority 1 and a preliminary allocation of \$120,000 for the City-Wide Transportation Program, which will include Bernal Heights. The Randall Museum will be included as a separate program with an allocation of \$20,000. The Committee asked staff to discourage the use of funds for visits to commercial amusement parks.

26. 2460 Harrison Street Acquisition Development - (Given Priority 1, design only, 2/4/92). The Committee voted on 10/20/92 to defer allocation of development funds for one year. Design funds are available.

27. Urban Forestry - Continued funding. On 1/26/93, the Committee voted a Priority 1 and a preliminary allocation of \$275,000. The Committee also requested staff to involve the beat gardeners in the assessment, tree planting and tree maintenance.

B. RENOVATION/MAINTENANCE

1. Alamo Square School Yard - new request to renovate play area. On 12/8/92, the Committee voted a Priority 1 for this project and a preliminary allocation of \$40,000 for new play structure equipment, under the condition that the School District accept all liability and that San Francisco Conservation Corps be used to install the equipment. (Deleted under advice of City Attorney)
2. Alioto Mini Park - The Committee voted a Priority 1 for this project and a preliminary allocation of \$50,000 on 12/17/92. On 1/7/93, The Committee voted to establish a committee consisting of representatives from Pacha-Mama, San Francisco League of Urban Gardeners (SLUG), Recreation and Park Department, and Park and Open Space Advisory Committee (Mauricio Aviles and Juanita Raven) to discuss plans for Alioto Mini Park which respond to the needs and desires of the community surrounding the park. On 2/1/93, the Committee deferred further consideration of this project to its meeting of 2/9/93.
3. Automatic Irrigation Projects - The Committee voted a Priority 1 and a preliminary allocation of \$100,000 for automatic irrigations projects on 1/26/93.
4. Bush Street Mini - new request to install lighting. On 12/8/92, staff reported that funds already exist for this project, which is being designed. No Committee action needed.
5. Cabrillo P/G - new request to resurface basketball and tennis courts. The Committee voted a Priority 2 for this project on 1/7/93.
6. Campbell-Rutland Mini Park - new request for lighting & renovation. The Committee voted a Priority 2 for this project on 1/19/93.
7. Chinese Playground - continuing request for funding of \$350,000 renovation project (\$130,000 allocated to date). The Committee voted a Priority 1 and a preliminary allocation of \$100,000 for this project on 1/7/93.
8. Coronado Playground - continued funding of \$570,000 renovation project (\$470,000 allocated to date). Staff reported that DPW estimated \$570,000 for this project; \$470,000 has been allocated. The Committee voted a Priority 1 and a preliminary allocation of \$100,000 on 12/17/92.
9. Cow Hollow Building - On 1/7/93, the Committee voted a Priority 2 and requested that staff inform the community of the Committee's request that they participate in the project by attempting to raise private funds for this project, based on the fact that the Open Space Program has made three separate allocations to this project for a total of \$268,000.
10. Duncan-Castro Hill - new request for installation of sidewalk. The Committee voted a Priority 3 for this project on 1/19/93.

Renovation/Maint. Cont.

11. Excelsior Playground - Security lighting, basketball court standard, striping. On 1/7/93, staff reported that this project will be accomplished under an existing contract.
12. Franklin Square Play Area - Rehabilitation, fencing, signage. The Committee voted a Priority 2 for this project on 1/7/93.
13. Glen Park - new request for tennis court resurfacing. The Committee voted a Priority 1 for this project and a preliminary allocation of \$20,000 for design, testing and community review on 12/2/92.
14. Golden Gate Park Bandshell - The project consists of stage improvements. On 1/26/93 staff reported that this project will be funded with earthquake bonds, therefore, it was deleted from consideration.
15. Golden Gate Park Camellia Garden - new request for rehabilitation and staffing. The Committee voted a Priority 3 for this project on 1/19/93.
16. Golden Gate Park McLaren Lodge Walkway - The Committee voted a Priority 3 for this project on 1/19/93.
17. Golden Gate Park 10th Avenue/Fulton Playground - new request to renovate and maintain neighborhood play area. Committee voted a Priority 2 for this project on 12/8/92.
18. Herz Playground - new request for tennis court resurfacing and fencing. Committee voted a Priority 1 and a preliminary allocation of \$10,000 for this project on 12/8/92.
19. Jackson Playground - new request for repair of lighting at basketball court. Staff reported that this project will be covered by an existing contract, therefore, it was deleted from consideration on 1/19/93.
20. Japan Peace Plaza - The Committee voted a Priority 1 and a preliminary allocation of \$50,000 on 1/19/93.
21. Mistral Mini Park (Harrison/19th/20th Streets) - new request for maintenance.
22. Mountain Lake Park - new request to provide shoreline landscaping and shoreline preservation. The Committee voted a Priority 1 and a preliminary allocation of \$155,000 for construction, grading, drainage and irrigation on 12/2/92.
23. Panhandle Playground - new request for installation of fence around neighborhood play area. The Committee recommended that existing fencing funds be used to complete the fence around the playground in the Panhandle on 12/17/92.

Renovation/Maint. Cont.

24. Port of San Francisco - Various Projects. Four separate projects were submitted along the northern waterfront. The Committee voted a Priority 3 for these projects on 12/17/92.
25. Potrero Hill Recreation Center - The Committee voted a Priority 1 and a preliminary allocation of \$150,000 on 12/17/92.
25. Precita Park - new request for funding for western portion of park (eastern portion already funded). Committee voted a Priority 1 for additional funding in the amount of \$36,500 for the playground and \$25,000 for design of west end improvements to the park on 12/8/92.
26. Rolph Nichol Playground - On 1/26/93, the Committee voted a Priority 2 for this project.
27. St. Mary's Playground - new request to install backstop and bleachers. The Committee voted a Priority 2 for this project on 1/26/93.
28. Silver Terrace Playground - new request to renovate ball field grandstands including shower and toilet facilities. The Committee voted a Priority 1 and a preliminary allocation of \$25,000 for design on 12/2/92.
29. Stern Grove Erosion - On 2/1/93, the Committee deferred consideration of this project until its meeting of 2/9/93.
30. Sunset Recreation Center - new request for renovation of fieldhouse including retiling hallway, resurfacing of outdoor basketball and volleyball courts.
31. Upper Noe - continuing request to install bleachers (already funded but reconsidered by department), also stop access to roof; fencing. On 2/1/93, the Committee deferred consideration of this project until its meeting of 2/9/93.
32. West Portal Playground Rehab - The Committee voted a Priority 1 and a preliminary allocation of \$50,000 on 1/26/93.
33. West Sunset Playground - new request to resurface basketball, volleyball and tennis courts. Check sand level in play area, and replace basketball backboard. The Committee voted a Priority 1 and a preliminary allocation of \$60,000 on 12/2/92.
34. On-Going Programs - On 1/26/93, the Committee made the following recommendations:

Natural Areas Management Implementation - The Committee voted a Priority 1 and a preliminary allocation of \$100,000.

Disabled Access - The Committee voted a Priority 1 and a preliminary allocation of \$50,000.

Hazardous Materials - The Committee voted a Priority 1 for hazardous materials abatement and a preliminary allocation of \$50,000.

Renovation/Maint. Cont.

Fencing - The Committee voted a Priority 1 and a preliminary allocation of \$50,000.

Lighting: Security - The Committee voted a Priority 1 and a preliminary allocation of \$80,000.

Playground Equipment Replacement - The Committee voted a Priority 3 for this project.

V. PROJECT MANAGEMENT

Money for Open Space funded projects becomes available in the fall of each fiscal year (usually October). At this time, the project is assigned to one of the Project Directors within the Recreation and Park Department. Since it is often the case that many projects come on line at one time, they can not always be scheduled immediately. Priorities are established by the project management staff. The City Charter allows certain smaller scale projects to be done "in-house" by the Recreation and Park Department. This can sometimes shorten the time it takes to complete a project. When a larger project is coordinated through the Department of Public Works the Charter and other administrative codes require adherence to certain procedures. The following is a list of the various procedures that are usually followed in project management, from the initiation to the conclusion of a project. The notation of (RP) or (DPW) indicates the department responsible for that particular step.

1. Establish Program (RP): Recreation and Park Department defines project concept and program goals; requests DPW to provide cost estimate.
2. Prepare Cost Estimate (DPW): DPW provides RP with conceptual cost estimate and brief scope of work. Conceptual estimate is normally accurate to $\pm 30\%$.
3. Obtain Funds (RP): RP reviews environmental clearances required and obtains funds. RP notifies DPW to issue transfer of funds request.
4. Establish Priorities (RP): RP establishes project priorities and assigns Project Director.
5. Assign Project Manager (DPW): DPW assigns Project Manager, notifies RP and requests revenue transfer; Project Manager prepares job order.
6. Transfer Funds (RP): RP transfers project funds to DPW. DPW begins work upon receipt of funds (job order number is assigned). Project Manager notifies RP of receipt of funds and start date (Attachment 6).
7. Prepare MOU (DPW): DPW analyzes the site, develops project scope and prepares schematic plan; prepares memorandum of understanding (MOU) as to scope, schedule and budget; and requests RP staff review.
8. MOU Approved? (RP): If Project Director signs MOU, go to Step 9; if not, return to Step 7.
9. Prepare Preliminary Plan (DPW): DPW develops preliminary plan and requests RP to schedule public meeting (Attachment 8).

10. Community Approval? (RP): RP schedules and stages public meeting for input and/or approval. If community approves, DPW requests Parks and Planning Committee to review (go to Step 13); otherwise, go to Step 11.
11. Revise Plan (DPW): DPW revises plan as required and requests RP staff review.
12. Plan Approved? (RP): If RP Project Director approves, go to Step 13; otherwise return to Step 11.
13. Plan Approved? - RP Commission (RP): If plan is approved, RP Project Director sends letter to DPW Project Manager; go to Step 15; otherwise, go to Step 14.
14. Revise Plan (DPW): DPW revises plan as required (return to Step 12).
15. Phase I Approved? - Arts Commission (DPW): If Arts Commission approves, or has only minor changes, go to Step 16; if Arts Commission disapproves, return to Step 14.
16. Environmental Clearance Required? (DPW): If required, go to Step 17; if not, go to Step 18.
17. Apply for Environmental Review (DPW): DPW applies for Environmental Review. DPW obtains other agency permits as required.
18. Phase II Arts Commission Review Required? (DPW): If required, go to Step 19; otherwise, go to Step 20.
19. Obtain Phase II Arts Commission Approval (DPW): DPW obtains Phase II Arts Commission approval.
20. Prepare Contract Documents (DPW): DPW prepares plans, specifications and cost estimate; requests RP staff review (Attachment 10).
21. Design Approved? (RP): If RP Project Director approves, go to Step 23; if not, go to Step 22.
22. Revise Plan (DPW): DPW revises plan as required (return to Step 21).
23. Phase III Approved? - Arts Commission (DPW): If Arts Commission approves, or has only minor changes, go to Step 24; if Arts Commission disapproves, return to Step 22.
24. Prepare Contract (DPW): DPW prepares final plans, specifications and engineer's estimate; provides plan check and contract review; and sends final set of plans and specifications to RP.

25. Permits Required? (DPW): If required, go to Step 26; if not, go to Step 27.
26. Apply for Building/Construction Permit (DPW): DPW applies for permit.
27. Advertise for Bids (DPW): DPW advertises for bids.
28. Is Low Bid Equal To Or Less Than Available Funds? (DPW): DPW receives and analyzes bids; notifies Project Director; if low bid is within available funds, go to Step 33, otherwise, go to Step 29.
29. Additional Funds Available? (RP): DPW consults with RP to determine availability of additional funds. If yes, DPW requests RP to transfer funds and proceeds to Step 33; if not, go to Step 30.
30. Reject Bids (DPW): DPW rejects all bids; PM prepares list of items, with costs assigned, which could be deleted from the project; and requests meeting with the Project Director.
31. Establish Priorities (RP): RP conducts staff meeting to prioritize list submitted by DPW. RP Project Director notifies DPW.
32. Redesign Project (DPW): DPW redesigns project/modifies plans in accordance with RP suggestions (return to Step 24).
33. Award Contract (DPW): DPW awards contract. Copy of award notice sent to Project Director.
34. Manage Construction (DPW): PM stages preconstruction conference; manages construction; obtains inspections services from Bureau of Building Inspection (BBI), when applicable, and approves change orders.
35. Review Progress (DPW/RP): PM/PD conduct periodic on site meetings to review project progress.
36. Pre-Maintenance Inspection Required? (DPW): PM determines if inspection is required. If yes, go to Step 37; otherwise, go to Step 38.
37. Conduct Pre-Maintenance Inspection (DPW/RP): DPW/RP conduct pre-maintenance inspection.
38. Conduct Final Inspection (DPW/RP): DPW/RP conduct final inspection to include BBI personnel. DPW provides RP with all warranties, maintenance manuals, operating procedures, etc. DPW/RP conduct "punch list" inspection.
39. Accept Project (RP): RP accepts maintenance responsibility upon satisfactory completion of "punch list" items.
40. Close Project (DPW): DPW closes account, provides RP with as-built plans, refunds balances, and provides project report, which includes project costs as well as DPW charges.

VI. ACQUISITION/DEVELOPMENT AND RENOVATION SUMMARY 1990 - 1992

Under the original Open Space Acquisition and Park Renovation Program (Proposition J) over 35 acquisition and development projects and over 250 renovations were undertaken. The 1990 - 1991 General Manager's report was the last one to itemize all of the projects funded under that program. That summary is available by contacting the Recreation and Park Department. This and future General Manager's Reports will summarize projects funded through Proposition E. This summary shall indicate whether the project is in design or under construction, and the percentage completed.

A. Acquisition and Development:

1. Chinatown Site

Status: Agreement has been reached on the acquisition of the Cathay Mortuary site at 1213 Powell Street (Block 180-Lots 4,4A,5,8,28,29,30). Department has deposited \$4.4 million in an interest bearing account that will provide a total of \$5.7 million (the actual acquisition cost) on April 12, 1993, when possession of the property will take place. Planning and design is underway.

2. 2460 Harrison Street

Status: This lot, adjacent to the Mission Recreation Center, has been acquired for outdoor recreation. Allocation of development funds has been deferred until next year pending design and cost analysis (design funds are currently available).

3. Sutro Annex Site (Richmond Center)

Year Recommended	1988	Acreage:	0.82
Leased for 99 years:	1989	Block:	1415 (4)
Lease price:	\$2,112,000	Location	18th & California

Status: The architectural firm of Marquis and Associates was selected to design this facility. Several community meetings have been held and a preliminary design and program have been approved by the Commission. If the project is fully funded under the 1993-94 program, construction may begin as early as Spring of 1994.

4. Washington & Hyde

Year recommended:	1978-79	Acreage:	0.15
Year acquired:	1983-84	Block	187 (12, 13)
Purchase price:	\$713,000	Location:	Chinatown

Status: Development funds have been set aside from several High Need budgets. The firm of Barcelon & Jang has been executed a design and the project has been bid unsuccessfully two times. Several other delays have occurred, including the destruction of working drawings in the East Bay fire. Current estimate of bid date is May 1993.

5. Waterfront - India Basin

Acquisition and clean-up of the property has been completed. Parcels acquired include Block 4622, Lots 7, 8, 12, 13, 15, 16 and 19; Block 4605, Lots 6, 7, 22 and 23; and Block 4629A Lots 3, 4, 5, 6, 9, 11 and 13. Total acquisition cost was \$2,305,000. Additional costs included \$89,000 for soils testing and \$50,000 for the relocation of tenants as required under federal relocation laws. Allocations continue to be made for the ultimate development project.

6. South of Market Site

There has been a long standing need for a large open park in the South of Market area. A site at 7th & Harrison has been selected and the Program continues to bank money for its acquisition. There is broad community support for the site selected.

7. Tenderloin Recreation Center

The Department has acquired the former State Car Garage site at 570 Ellis Street (Block 322, Lots 5 & 6) for \$3,350,000. Several community meetings have been held, the design is completed and working drawings are underway. Estimated bid date is April 5th with construction to begin this summer.

8. Natural Areas Acquisition

In the past three Programs, a total of \$4,542,000 was allocated for the purchase of some of the last remaining natural areas in the City. The Rock Outcropping at 14th and Ortega Street has been acquired. Other sites discussed include land adjacent to Bayview Hill Park, and O'Shaughnessy Hollow (Block 2949A, Lot 76), Hawk Hill (2290 - 14th Avenue, Block 2336, Lot 27).

The Committee voted to recommend the designation of Hawk Hill, O'Shaughnessy Hollow and portions of Bayview Hill as Significant Natural Areas.

9. LeConte Avenue Park

Two lots were made available for park development as a mitigation for housing development north of Bayview Hill. A preliminary plan has been developed, however it has been decided to wait until the new homes have been bought and occupied to gather input from new residents, before completing design.

10. Mission District Park

With the help of the Trust for Public Land (TPL), sufficient funds (\$1.5 million) are now available for the acquisition of a parcel at 23rd and Treat Streets. There was much community support for this proposal.

11. Parcel 4

The 1991-92 Program allocated \$1.5 million towards the acquisition of Parcel 4 at Ocean Beach, with the understanding that the funds would revert should the required matching funds not be raised.

12. Regional Trails: Twin Peaks

The Committee recommended the allocation of \$50,000 towards the fund for the development of trails and other improvements to preserve and enhance the natural resource of Twin Peaks. A total of \$180,000 has been banked toward this \$400,000 project.

B. RENOVATION

<u>1992 - 1993 Projects:</u>	<u>Status or Percentage Completed</u>
Alioto Minipark	Design 10%, Est. bid 11/93
Bernal Heights Gym	Design 80%, Est. bid 7/93
Chinese Playground	Design 10%
Coronado Playground	Design 20%
Hayes Valley Restrooms	Design 5%
Japanese Peace Plaza	Design 10%
Potrero Hill Center	Design 30%
Randall Museum	Construction 50%
West Portal Playground	Design 50%
GGP Panhandle Playground	Construction starts 4/93
GGP Bandshell	Construction starts 4/93
Visitation Valley Clubhouse	Design 30%
1991 - 1992	
King Pool Entryway	Design 10%
Upper Noe Bleachers	Design pending community meeting
Rolph Nicol Park	Design 10%
Cow Hollow	Completed
Glen Canyon Masterplan	Underway 50%

1991 - 1992 Cont.

<u>Project</u>	<u>Status or Percentage Completed</u>
Mission Pool Entrance	Design 30%
Balboa Park Restrooms	Design pend.
Balboa Park Lighting	reallocated to field lighting
Randall Museum Lobby Exhibits	Planning Underway
Portable Restrooms	Design (10%)
Lang Field Lighting	Completed
Chinese Playground design	Design 60%
Coronado Playground design	Design 30%
Federal Office Bldg. Playground (PA)	reallocated to Civic Center P/G

1990 - 1991

<u>Project</u>	<u>Status or Percentage Completed</u>
North Beach Playground & Pool	Design pending
Randall Museum Masterplan	Completed
Excelsior P/G Fieldhouse	Construction 10%
Bayview P/G & Restrooms	P/G Under Const. 90% Restroom Under Design 90%
Brooks Park Landscaping	Completed
Ocean View P/G Renovation	Completed
Coffman Pool Entryway	Design 80%
Mural Barricade Coit Tower	Completed
Japan Peace Plaza Repairs	Design 10%
Hayes Valley Playground rehab.	Completed
Adam Rogers Park, Phase III	Design 10%
Wawona Clubhouse	Design 10%
Glen Canyon Land Management Plan	Completed

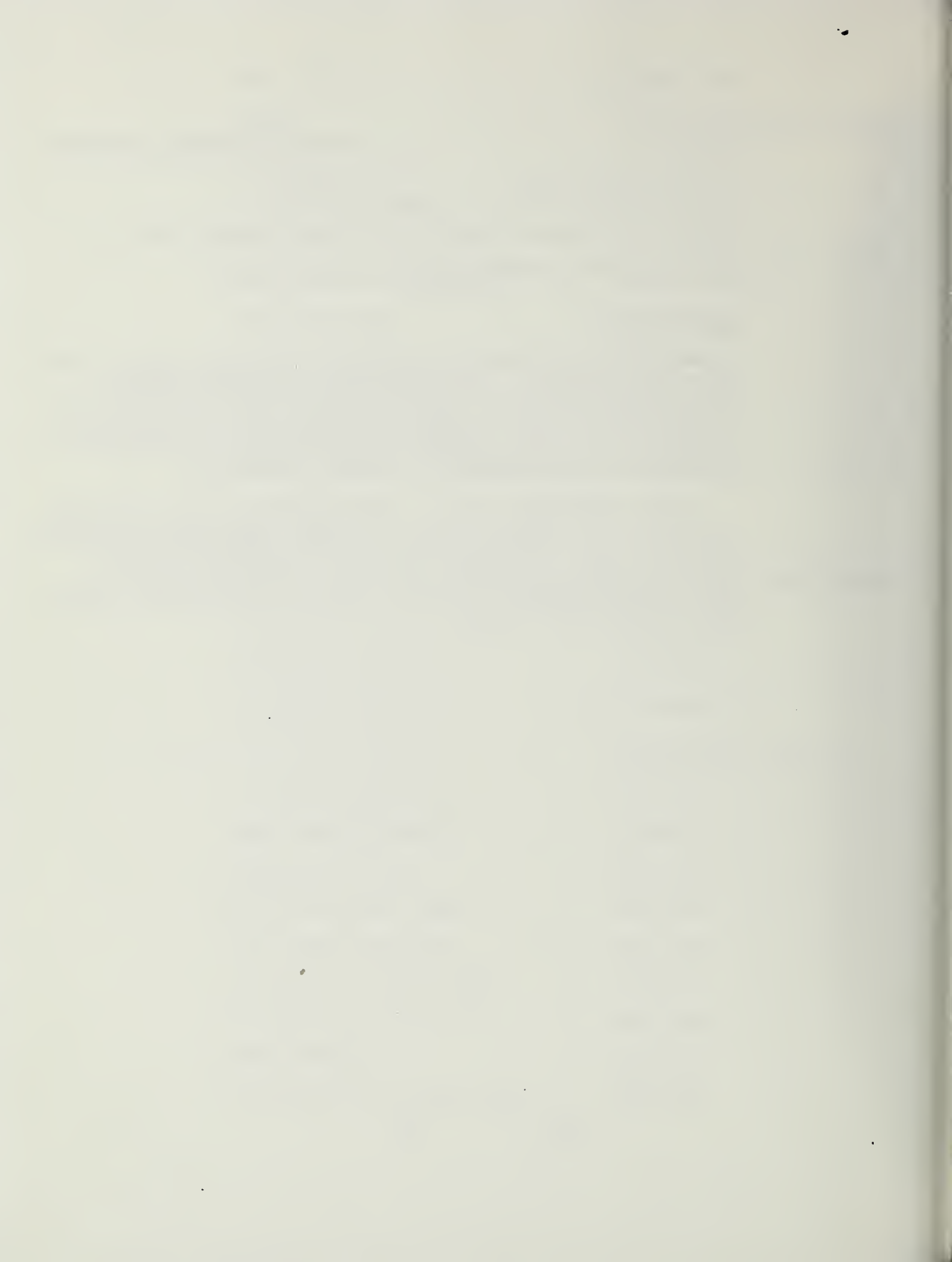
1990 - 1991 Cont.

<u>Project</u>	<u>Status or Percentage of Completion</u>
Garfield Fieldhouse rehab.	Design 80%
Junipero Serra Clubhouse renovation	Design 100% To bid 5/92
Randall Museum Plan and Improvements	Construction 50%

Ongoing Projects:

Program monies are allocated to various ongoing funds used to pay for similar work at many facilities. These programs fund such categories fencing, security and athletic field lighting, hazardous materials abatement, access for the disabled, automatic irrigation, community gardens and hilltop development. For example, automatic irrigation projects have been completed at Lafayette Square, Alta Plaza and Upper Noe Playground and lighting improvements have been made at the "latch-key" program sites.

Annual allocations are made to the Transportation Fund to provide bus transportation for children, youth and seniors in recreationally underserved areas of the City. Allocations are also made to a remodeling program for the interiors of several recreational facilities. Over the past two years renovation projects were funded at Silver Terrace Clubhouse, Joseph Lee Center, Chinese Playground, Holly Park, Mission Recreation Center, Noe Courts, and Chinese Recreation Center.



OPEN SPACE PROGRAM

FIVE YEAR PLAN

1993-94

Proposition E, passed by the voters of San Francisco in November, 1988, extended the Open Space Program for fifteen years through an amendment of the San Francisco Charter. The text of that Charter amendment is reprinted at the end of the Five Year Plan. The Charter Amendment requires that a five-year plan be developed for the Open Space Program and updated annually. The proposed five-year plan for 1993-94 to be adopted by the Recreation and Park Commission is as follows:

A. GOALS AND OBJECTIVES

1. Conform with the Open Space Element of the City Master Plan
2. Carry out the Programs for Implementing the Recreation and Open Space Element of the Master Plan
3. Implement the requirements of Title 24 of the California Building Code and Section 503 - 504 of the Federal Rehabilitation Act (Disability access standards)
4. Support on-going maintenance program including resurfacing, lighting, roofing and reforestation
5. Implement a program to acquire and manage natural areas
6. Continue support for the After School Program
7. Promote water conservation and the development of low-maintenance, drought-tolerant natural plantings.
8. Reduce long-term maintenance costs of Open Space-funded projects.
9. Conform with Policy 13 of the Open Space Element of the Master Plan regarding significant natural resource areas.

B. REVENUES

In 1992-93, Open Space revenues are estimated to total \$16 million. Of this total, approximately 52% is reserved for existing maintenance activities and the After School Program. The remaining 48% (\$7.7 million) is therefore available for new programs including acquisition, development, renovation, maintenance and administrative costs. Allowing for a five percent annual

increase in revenues, the total funds available over the next five years for these programs is projected at \$42.5 million. (Total revenues projected for the fund over the five-year period are \$88.4 million).

C. ALLOCATION FORMULA

The following is a summary of the allocation formula as mandated by Proposition E.

Not more than 40% of total fund for maintenance of acquired properties. Of the remainder:

- a. 20% for the operation of the After School Program (12% of total fund).
- b. At least 40% for acquisition and development (24% of total fund).
- c. At least 15% for renovation (9% of total fund).
- d. No more than 25% for administration, programs and maintenance of new open space properties and renovated open space facilities (15% of total fund).

In addition to the annual Open Space revenues from the property tax allocation specified in the Charter, one-time revenues may become available due to reallocations, interest earnings or special deposits into the Open Space Fund. Since these one-time revenues are not recurring, they should not be allocated to on-going maintenance, administrative or program costs. The Charter allows for the allocation of such revenues to specific projects. Pursuant to Charter Section 6.413(c)(5), these funds should be allocated for expenditure on specific acquisition and development projects in future years.

D. ACQUISITION AND DEVELOPMENT

1. Many of the acquisition and development projects will require several years to fund and complete. For multi-year projects, estimated additional costs to complete are as follows:

<u>Project</u>	<u>Allocated in Previous Years</u>	<u>Estimated Open Space Funds Required to Complete Project</u>
India Basin Park	\$462,557	\$ 3 million
Chinatown Park	\$2,338,114	\$ 1.5 million
Richmond Center	\$3,072,000	\$ 1.5 million
South of Market Park Acq.	\$6,840,198	\$ 2 million
Natural Areas Acq.	\$3,618,000	\$ 6 million
Regional Trails Dev.	\$130,000	\$ 1.2 million
North Beach Pool & Rec. Center	\$2,194,000	\$ 1.5 million
2460 Harrison	\$215,196	\$.5 million
St. Mary's Square	\$660,000	\$ 2 million
Brooks Park Extension	\$50,000	\$ 2 million
Bonview Lots Acq.	\$25,000	\$.5 million
Brewster/Franconia lot		.1 million
Mullen/Peralta lots Acq.		\$.5 million
23rd and Treat Acq.	\$750,000	\$.75 million

TOTAL \$23.05 million

Development costs for the South of Market Park, Brooks Park Extension, Bonview Lots, Brewster/Franconia lot, Mullen/Peralta lots and 23rd and Treat Park are not included in these estimates. The India Basin Park estimate is based on a design for a passive park with no buildings or permanent staff. The Chinatown Park estimate is based on a park with a small, two-story recreation building. The Richmond Recreation Center estimate is based on a one-story building. The Regional Trails Development estimate is preliminary only and will be refined as segments of the trails are completed. The North Beach Pool and Recreation Center estimate is based on a new enclosed pool at North Beach Playground. If a different site is selected, additional acquisition and/or site preparation costs may be necessary. The estimate for 2460 Harrison does not include structural work on the adjacent recreation center which may be required in order to provide an entryway from the recreation center to the outdoor space. The estimate for St. Mary's Square is based on the addition of a small, one-story recreation center at this site.

2. Some of the acquisition and development projects are continuous in nature and will require annual commitments of funds. These projects and their previous allocations are as follows. The column marked "Total" is an indication of a five-year funding commitment, should the annual allocations continue at the same level (a 5% annual increase included):

<u>Project</u>	<u>1992-93 Allocation</u>	<u>Total</u>
Urban Forestry	\$250,000	\$1,381,408
Community Garden Development	\$ 50,000	\$ 276,281
Vocational Training for Disabled	\$ 20,000	\$ 110,513
Neighborhood Recreation Programs	\$120,000	\$ 663,076
Natural Areas Management	\$ 50,000	\$ 276,281
	TOTAL	\$2,707,559

If all of the above-mentioned projects were to be funded over the five years of this program plan, the total allocation to acquisition and development projects would be \$25.8 million or 60% of the funds which are projected to be available for all acquisition, development, renovation and maintenance costs as well as administrative expenses.

E. RENOVATION

1. On-Going City-Wide

Some of the renovation projects are continuous and will require annual funding. These projects and their recommended funding levels are as follows:

<u>Project</u>	<u>Annual Allocation</u>	<u>Total</u>
Automatic irrigation	200,000	1,105,126
Facility access improvements	50,000	276,281
Lighting	100,000	552,564
Hazardous Materials Abatement	60,000	331,538
Japanese Peace Plaza*	50,000	276,281
Fencing	100,000	552,564
Implementation of Natural Areas Management Plan	50,000	276,564
	TOTAL	\$3,370,918

*Based on action of the Recreation and Park Commission.

2. Facility Renovation

Many of the renovation projects are for particular facilities and can be accomplished with funding allocated in a specific program year. Selection criteria for these projects include the following:

- Requests from the community
- Recommendations from staff
- Existing recreational facilities available in specific neighborhoods
- Prior open space allocations to specific neighborhoods
- Condition of existing facilities and resources
- Accessibility needs as required by the Americans with Disabilities Act and documented in the Park Accessibility and Feasibility Survey Reports.

Based on projected program revenues for 1993-94, the minimum amount which needs to be allocated to renovation projects is \$1,280,000. A similar funding level over a five year period would total \$7,072,808.

F. NEW OPERATING AND MAINTENANCE COSTS

New facilities acquired, developed and renovated under the open space program will have on-going operating and maintenance costs. The projected direct staffing needs for the projects identified in this plan are as follows:

PROJECT	GARDENER	RECREATION DIRECTOR	CUSTODIAN
Washington-Hyde Park	.2		
India Basin Park	.4		1
Chinatown Park	1	6	1
Richmond Recreation Center	.5	4	1
Tenderloin Recreation Center		5	1
2460 Harrison/23rd and Treat	.5		
Brooks Park Extension	.1		
St. Mary's Square		3	
South of Market Park	1		
Natural Areas, Maintenance	4		
Total	7.7	18	4

The direct annual costs associated with these additional staff would be as follows:

Gardener @ \$49,000 X 7.7 = \$377,300
 Recreation Director @ \$43,000 X 18 = \$774,000
 Custodian @ \$35,000 X 4 = 140,000

Total: \$1,291,300

These direct staffing costs do not reflect the costs of materials and supplies or maintenance and repair of facilities. An allocation of the Recreation and Park Department's structural maintenance budget across all departmental facilities would indicate that each facility would have an average maintenance and repair allocation of approximately \$50,000 annually or \$500,000 annually for the new facilities contemplated in this plan. Materials and supplies budgets average approximately 12% of salary costs or approximately \$163,776 annually for the new facilities contemplated in this five-year plan.

The total of these direct staff costs, materials and supply costs and maintenance and repair costs associated with the new facilities contemplated in this five-year plan would be as follows:

Direct Staff Costs: \$1,291,300
 Materials and Supplies: 163,776
 Maintenance and Repair: 500,000

TOTAL \$1,955,076 annual cost

G. PROJECT OPTIONS

The following is an alphabetical list of projects which have been proposed for funding under the Open Space Program and which will be considered for support.

Acquisition and Development

Alioto Mini Park Development
Aqua Vista Park Development
Bayview Hill
Bonview Lots
Bosworth Green Space
Brewster-Franconia Lots
Brooks Park Community Garden
Chinatown Library Roof Garden
Chinatown Park
Civic Center Tot Lot
Community Gardens
Corona Heights/Randall Museum Environmental Learning Garden
Dolores Park Soccer Field
Duncan-Castro Sidewalk
Hawk Hill
Hilltop Development
India Basin Park
India Basin Triangle
Innes-3rd Street
Interior Greenbelt land use plan
Kite Hill
Laguna Honda Slope, Reservoir
Le Conte Avenue Park Development
Mini Park Acquisition (Putnam and Tompkins Streets)
Mullen-Peralta Lots
Natural Areas Acquisition Banking
Natural Areas Management Plan
Natural Areas Management Plan, Implementation of
O'Shaughnessy Hollow
Parcel 4 Acquisition
Potrero del Sol Soccer Field
Recreation Programs
Regional Trails Development
Reservoir Surface Development
 Bay Street
 Midtown Terrace
 Sunset
 University Mounds
Richmond Recreation Center
South of Market Park
South Lake Nature Trail - Golden Gate Park

Tenderloin Playground and Recreation Center
Transportation Program
2460 Harrison Street
23rd, Treat and Folsom Streets
Urban Forestry (neighborhood parks)
Warm Water Cove Development

Renovation

Alamo School Playground
Alamo Square
Alioto Mini Park
Balboa Park: restrooms/locker rooms
Balboa Stadium Lighting
Bernal Gym
Bernal Hill Park
Bernal Hill Park Perimeter
Buena Vista Park Interior Irrigation Loop
Bush Street Mini Park Lights
Cabrillo Courts
Campbell/Rutland Mini Park
Chinese Playground
Chinese Recreation Center
Cow Hollow Clubhouse
Crocker Amazon Gym
Disabled Access Improvements
Eureka Valley Playground
Excelsior Playground
Fencing
Field Lights
Franklin Playground
Franklin Square Soccer Field
Glen Canyon Master Plan Implementation
Glen Park Tennis Courts
Golden Gate Park Bandshell
Golden Gate Park Camellia Garden
Golden Gate Park Master Plan
Golden Gate Park Pioneer Log Cabin (supplement)
Golden Gate Park: 10th and Fulton Playground
Golden Gate Park Volunteer/Visitor Center
Handicapped Access
Hayes Valley Clubhouse
Hazardous Materials Abatement
Helen Wills Playground
Herz Playground Tennis Courts
Hunters Point Gym
Irrigation Renovation
Jackson Park Courts
Japan Peace Plaza
Jose Coronado (Folsom) Playground
Joseph Lee Recreation Center
Kezar Pavilion
Lake Merced
Lighting -- security lighting at Latchkey sites

McKinley Square Irrigation
McLaren Lodge Walkway
Mini Parks Rehab.
Mission Playground
Moscone Playground
Mountain Lake Park
Natural Areas Management Plan Implementation
North Beach Pool and Recreation Center
Panhandle Playground - Golden Gate Park
Park Emergency Hospital
Playground Equipment Replacement
Portable Restroom - rental and services
Potrero Hill Recreation Center
Precita Park
Randall Museum - Implement Master Plan
Regional Trails - Implement Twin Peaks Design
Rochambeau Playground
Rolph Nichol Mini Park
St. Mary's Square
Silver Terrace Restrooms
Stern Grove Erosion
Upper Noe Playground
Visitation Valley Playground Rehab.
West Portal Playground
West Sunset Playground Tennis Courts

H. TEXT OF CHARTER SECTION 6.413 (PARK AND OPEN SPACE FUND)

(a) Establishment of Fund; Interagency Cooperation.

- (1) Establishment of Fund. There is hereby established the San Francisco Park and Open Space Fund ("Fund"), to be administered by the recreation and park commission. Monies in the Fund shall be appropriated, allocated, transferred, expended, or used consistent with, and to implement, the "Recreation and Open Space Element of the Master Plan" (Plan") and the "Programs for Implementation of the Recreation and Open Space Element of the Master Plan," ("Programs") as provided for herein. The Fund shall be used for the purposes set forth in subsection (c) below.
 - (2) Interagency Cooperation. Consistent with the Plan and Programs, lands currently under the jurisdiction of any city agency may be acquired or developed with the Fund provided for herein. The recreation and park commission, port commission, department of public works, water department, and all other city agencies, are hereby authorized to enter into contracts appropriate to carry out the purposes of this section. Unless approved by a two-thirds vote of the board of supervisors the amount paid for any lands purchased or acquired in fee from any other public agency or city department or agency shall be no greater than the most recent selling price for such lands.
- (b) Annual Tax. There is hereby imposed, pursuant to section 6.400(a)(3)(d) of this charter, for a period of fifteen (15) years starting with the fiscal year 1990-91, an annual tax of two and one-half cents (\$0.025) for each one hundred dollars (\$100) assessed valuation. Revenues obtained thereby shall be in addition to, and not in place of, any sums normally budgeted for the recreation and park department and, together with interest earned thereon, shall be deposited into the Fund. In addition, all grants, gifts, and bequests paid to the city and county for open space acquisition and park renovation, and interest earned thereon, unless otherwise restricted, shall be deposited into the Fund. Establishment of this Fund is not intended to preclude any other similar programs or any similar use of funds by the city and county or any department, agency, commission, or instrumentality thereof. All amounts paid into said Fund shall be maintained by the treasurer, separate and apart from all other city and county funds, and shall be secured by his or her official bond.
- (c) Use and Allocation of Fund. Each year the recreation and park commission and city planning commission shall hold at least one joint public hearing at which, by a majority of each commission and with the concurrence of the board of supervisors, they shall adopt a budget for the allocation and expenditure of the Fund which is consistent with and implements the Plan and Programs. Not more than forty percent (40%) of

the Fund may be allocated for maintenance of properties acquired pursuant to this section between its enactment in 1974 and fiscal year 1990-1991. As used herein, "maintenance" means salaries and equipment attributable to any work on an existing facility or on real property which does not result in a physical net increase in usable square footage, use, or programs, implementation of the community gardens policy of the Plan, implementation of the urban forestry policy set forth in the Plan, and includes the sustained maintenance and volunteer coordination program mandated in subsection (f). The remainder of the Fund ("Remainder of the Fund") shall be allocated according to the following schedule:

- (1) Acquisition and Development. At least forty percent (40%) of the Remainder of the Fund shall be allocated for the acquisition and development of real property. In allocating funds between acquisition and development, it shall be the policy of the recreation and park department particularly to pursue acquisition at the beginning of the 15-year program created by this section, in order to take full advantage of short term opportunities to acquire properties before their values increase.

As used herein "acquisition" includes, but is not limited to, purchase, lease, exchange, eminent domain, permission for use, and any other right, whether revocable or not, to use real property, or any interest therein or improvement or development rights thereon, for recreational purposes; provided that notwithstanding anything herein to the contrary, no acquisition of less than fee simple title may be for a term of less than ten (10) years.

As used herein "development" includes, but is not limited to, designing specific parks or facilities for which monies have been allocated for acquisition and development under this subsection (1), establishment of trails, implementation of the community gardens policy of the Plan, implementation of the urban forestry policy set forth in the Plan, and establishment and funding of recreational programs other than after school recreation programs in high need areas as defined in the Plan; provided that in any given year no more than five percent (5%) of the Remainder of the Fund may be used for such recreational programs.

- (2) Renovation. At least fifteen percent (15%) of the Remainder of the Fund shall be allocated for renovation. As used herein, "renovation" means salaries and equipment attributable to any work on an existing facility or real property under the jurisdiction of the recreation and park commission which results in a physical net increase in usable square footage, use or programs.
- (3) Maintenance and Administration. Up to twenty-five percent (25%) of the Remainder of the Fund shall be allocated for maintenance of real property and recreational facilities acquired pursuant to this subsection (3) subsequent to 1990-91; for programs other than those specified in paragraph (4) of this subsection; and for administration of the Fund. Monies allocated pursuant to this

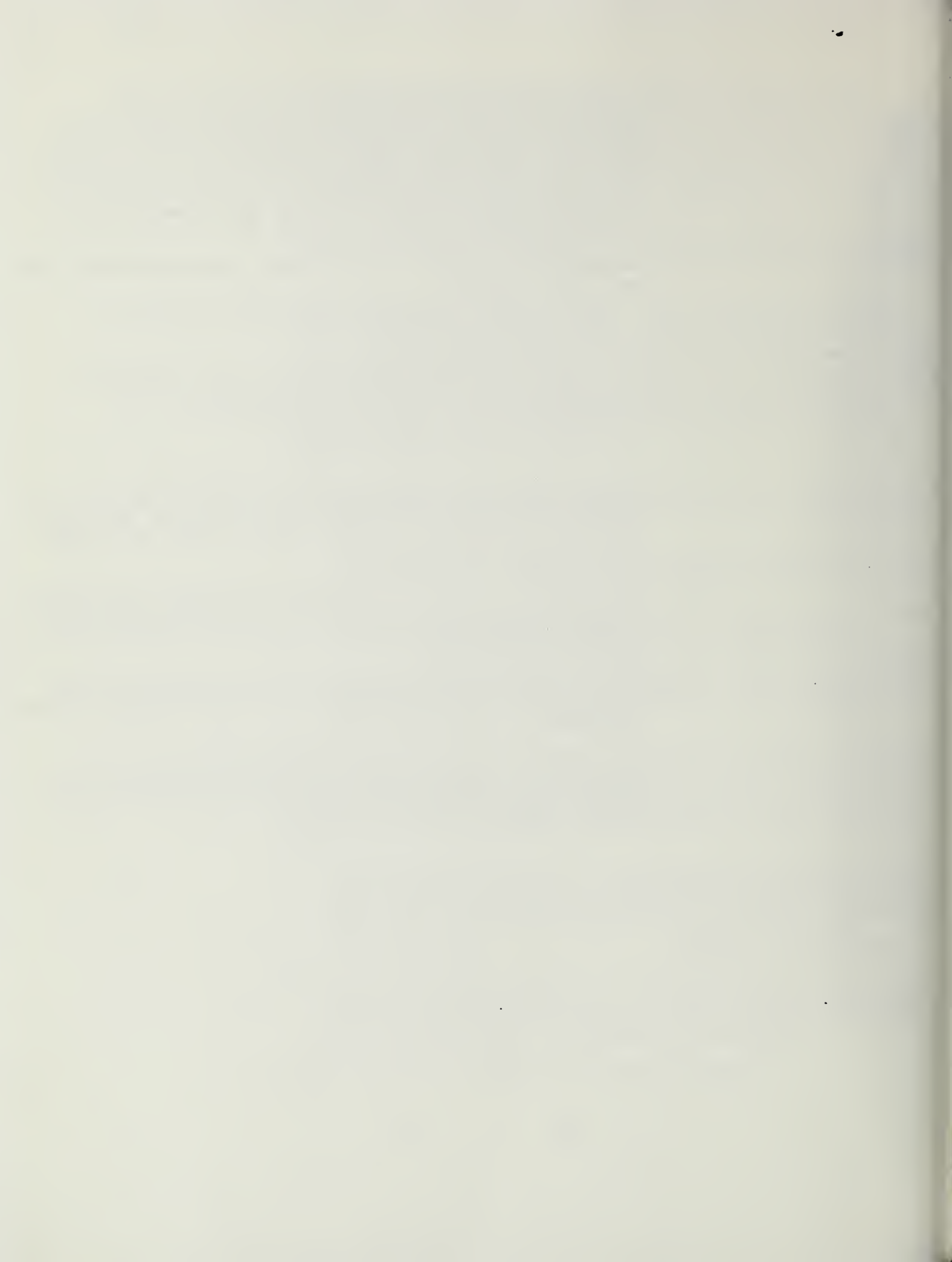
subsection (3) may be used for the maintenance of recreational facilities on real property under the jurisdiction of any city agency that has made it available for use as a recreational facility.

As used herein "maintenance" means salaries and equipment attributable to any work on an existing facility or on real property which does not result in a physical net increase in usable square footage, use, or programs, implementation of the community gardens policy of the Plan, implementation of the urban forestry policy set forth in the Plan, and includes the sustained maintenance and volunteer coordination program mandated in subsection (f).

- (4) After School Recreation Programs. Twenty percent (20%) of the Remainder of the Fund shall be used for the operation of after school recreation programs.
- (5) Banking of Funds. Monies may be allocated under any paragraph of this subsection to be set aside for expenditure on specifically identified projects in future years; however, such monies shall not count against any allocation required by this subsection. If such monies are not spent on the project for which they were set aside, they shall be returned to the Fund and be reallocated consistently with this subsection.
- (6) Annual Transfer and Adjustment of Allocations. In any given year fifteen percent (15%) of the Remainder of the Fund may be transferred from Acquisition and Development to Renovation, if such transfer is necessary to take advantage of a special, one time renovation opportunity, that will result in savings which would otherwise not be possible. In any given year seven and one-half percent (7.5%) of the Remainder of the Fund may be transferred from Renovation to Acquisition and Development, if such transfer is necessary to take advantage of a special, one time Acquisition or Development opportunity, that will result in savings which would otherwise not be possible. However, such transfers may not result in the inconsistency of any five year average of allocations for either acquisition and development or renovation with the provisions of paragraphs (1) or (2) of this subsection. Any adjustments pursuant to this paragraph, and their consequences on any five year averages of allocations, must be included in the annual report required by subsection (e).
- (7) Five Year Renovation and Maintenance Plans. The park and open space advisory committee shall recommend, and the recreation and park commission shall adopt, five year plans for acquisition and development, renovation, and maintenance, which shall implement the plan and programs, and with which expenditures under this subsection shall be consistent. These plans shall be updated annually, except that they should not be amended or updated as part of the annual budget process. The park and open space advisory committee shall begin this planning process in fiscal year 1989-90.

- (8) Reversion of Uncommitted Funds. Notwithstanding any other provisions of this section, any funds set aside pursuant to this subsection that are not allocated at the end of any fiscal year, together with accrued interest, shall be carried forward to the next fiscal year and shall be appropriated by the board of supervisors for any of the purposes enumerated in this section.
- (d) Prohibition of Reallocation of Fund. Except as specifically and explicitly permitted in subsection (c)(6), the allocation of the Fund provided for in subsection (c) may not be amended, adjusted, or changed.
- (e) Annual Report by the General Manager. The planning commission and recreation and park commission shall hold at least one joint public hearing annually at which they shall receive and review an annual report from the general manager of the recreation and park department on the implementation of this section and the acquisition, development, renovation, and maintenance of open space and recreational facilities, and the funding of after school and other recreation programs during the preceding year. The annual report shall, at a minimum, include the following information:
- (1) the amount of monies and percentage of the Fund allocated and spent in each of the allocation categories set forth in subsection (c) above;
 - (2) the projects, on a site-by-site basis that were undertaken or paid for, in part or in whole with monies from the Fund;
 - (3) for each project, the total cost and percentage of the total cost that was spent for design, construction, and management;
 - (4) for each project, the time between the date funds became available and the date the project was completed, or if not completed, the percentage of completion at the time of the report, and the anticipated date of completion.
- (f) Sustained Maintenance and Volunteer Coordination Program. In order to better fulfill the goals and purposes of the Plan and Programs, and of this section, by reducing ongoing and future maintenance costs, the recreation and park department shall use monies allocated pursuant to paragraph (3) of subsection (c) to:
- (1) prepare written guidelines for the design of new parks and open spaces and the renovation or rehabilitation of existing parks and open spaces which require low maintenance, ecological appropriateness (i.e., use of native species, low water usage), and self-sustaining landscapes and landscaping;
 - (2) establish and fund an office of volunteer coordination which will organize, train and coordinate a city-wide volunteer program to assist city residents and gardeners in the maintenance, supervision and clean-up of parks, playgrounds and open spaces.
- (g) Membership of Park and Open Space Advisory Committee.

- (1) The Fund shall be administered by the recreation and park commission with the advice of the park and open space advisory committee. As part of the allocation process for the first year after this section takes effect, the committee and the recreation and park department shall adopt a five year plan for allocation of the Fund in compliance with subsection (c). This five year plan shall be updated for another year during each subsequent annual allocation process.
- (2) The commission shall consist of 23 members, each appointed to a two year term, as follows:
 - a. one member appointed by each supervisor and approved by the board of supervisors;
 - b. a second member appointed by each supervisor, and approved by the board of supervisors, from the list maintained pursuant to paragraph (3) of this subsection;
 - c. one member appointed by the mayor.
- (3) The board of supervisors shall maintain a list of individuals representing citizens' organizations which have as a major goal the preservation and enhancement of San Francisco's parks, open space and natural environment. Persons on this list shall be nominated only by a qualifying organization.
- (4) Compliance with this section shall be accomplished as determined by the board of supervisors; provided that it shall be accomplished as promptly as possible without early termination of the term of any member of the committee.
- (5) The committee shall choose its own chair, and establish its own rules of order. A quorum shall be a majority of the members of the committee.
- (6) The committee shall hold regularly scheduled meetings. The committee shall send a schedule of all committee meetings for the calendar year to any person who so requests in writing. (Amended November, 1988)



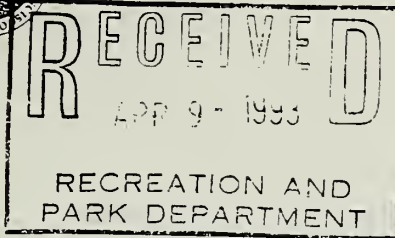
ATTACHMENT 2

ENVIRONMENTAL REVIEW OF 1993 - 1994 PROGRAM



City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102



April 7, 1993

Ms. Mary E. Burns, General Manager
Recreation and Park Department
McLaren Lodge
Golden Gate Park
San Francisco, CA 94117

Re: Environmental Review of the 1993-94 Open Space Acquisition and Park Renovation Program

Dear Ms. Burns:

I have reviewed the San Francisco 1993-94 Open Space Acquisition and Park Renovation Program projects in your letter of February 22, 1993 and have determined that all proposed budget items are exempt from environmental review under the guidelines of the California Environmental Quality Act (CEQA), effective January 1984 with two qualifications. First, provision of disabled access is an exempt activity generally. However, if the work involves exterior alteration to a landmark building or structure with some other rating indicating potential architectural or historical significance, the work may not be exempt. Therefore, individual projects should be brought to our attention to confirm that the work does not involve meaningful exterior alterations to significant buildings. Second, the regional trails/Twin Peaks enhancement project, including work on trails, would generally be exempt. However, there is sensitive habitat on Twin Peaks and work at such locations might not be exempt. Therefore, activities affecting trails and other ground surfaces on Twin Peaks should be presented to our office so we may establish that the work would not pose any potential adverse impacts on protected plants or habitat.

The following budget items are presented under the various sections and classes of the State CEQA Guidelines, which mostly parallels the program sequence in your letter.

Class 1 - State Guidelines, Section 15301, Interior and exterior alterations for repair, maintenance or minor alteration of existing structures, facilities or topographical features, involving negligible or no expansion of use beyond that previously existing; Class 1(a), interior or exterior alterations, applies to the following items:

- Alamo Square School Yard - rehabilitation
- Alioto Mini Park - rehabilitation [PREV. CAT. EX. - Design only]
- Chinese Playground - rehabilitation [PREV. CAT. EX.]
- Coronado Playground (formerly Folsom P.G.) - rehabilitation [PREV. CAT. EX.]
- Glen Park Tennis Courts - rehabilitation
- Herz Playground - rehabilitation
- Japanese Peace Plaza - rehabilitation [PREV. CAT. EX.]

- Mountain Lake Park - rehabilitation
- Potrero Hill Recreation Center - renovation of existing bldg. [PREV. CAT. EX.]
- Precita Park - rehabilitation [PREV. CAT. EX.]
- Silver Terrace Playground -renovation of existing structures -West Portal Playground - rehabilitation [PREV. CAT. EXT.]
- West Sunset Playground - rehabilitation
- Fencing (various locations) [PREV. CAT. EX.]
- Security Lighting (various locations) [PREV. CAT. EX.]
- Soccer Field Development (improvements to existing soccer field at Franklin Square and modification of existing multiple use area at Mission Dolores Park*)

* At this time, the limited budgets recommended for soccer field development would preclude field lighting and extensive grading or excavation. It is recognized that if these projects were expanded to include these activities, further environmental review may be required.

Class 1(d), restoration or rehabilitation of deteriorated or damaged structures, facilities or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide or flood:

- Hazardous Materials Abatement - removal of asbestos at various facilities and testing for asbestos and other hazardous materials at various locations [PREV. CAT. EX.]
- Disabled Access - upgrade of facilities to meet current disabled access codes at various locations [PREV. CAT. EX.]

Class 1(h), maintenance of existing landscaping, native growth and water supply reservoirs (excluding the use of economic poisons, as defined in Division 7, Chapter 2, California Agricultural Code):

- Community Gardens - Citywide [PREV. CAT. EX.]
- Natural Areas Management/Implementation (primarily invasive weed control) - Citywide [PREV. CAT. EX. Class 6, Data gathering]

Class 4 - State Guidelines Section 15304, minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of mature, scenic trees except for forestry and agricultural purposes; Class 4(b), State Guidelines Section 15304(b) pertains to new gardening or landscaping projects:

- Automatic Irrigation (various locations) [PREV. CAT. EX.]
- Urban Forestry (Neighborhood Reforestation) [PREV. CAT. EX.]
- Community Gardens - development of new sites on existing Recreation and Park property [PREV. CAT. EX.]
- Randall Museum Environmental Learning Garden [PREV. CAT. EX.]

- Regional Trails/Twin Peaks Enhancement Project (trails, erosion control, educational signage, disabled access improvements)
- Richmond Recreation Center Development (Sutro Annex--bounded by 18th and 19th Avenues, California and Clement Streets) [PREV. CAT. EX.]
- Alioto Mini Park - community garden [PREV. CAT. EX. - Design only]
- Mountain Lake Park - shoreline restoration and landscaping

Class 6.- State Guidelines 15306, basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded:

- Significant Natural Resource Areas Management Plan [PREV. CAT. EX.]

Upon proposing a master plan or implementing improvements for the above facilities, those actions would be subject to future environmental review.

Class 8 - State Guidelines 15308, actions taken by regulatory agencies as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption. (Note: This recognizes that further environmental review may be necessary when actual sites for acquisition are identified):

- South of Market Park (banking funds for a site located at 7th and Harrison Streets) [PREV. CAT. EX.]
- Mission District Park (banking funds for a site located at 23rd and Treat Streets) [PREV. CAT. EX.]

Class 11 - State Guidelines, Section 15311, Construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities; and

- Coronado Playground (formerly Folsom Playground) - Construction of restrooms, staff office and storage structure (approximately 1,000 sq. ft) as accessory to an existing playground [PREV. CAT. EX.]
- Chinatown Branch Library - Rooftop Garden [PREVIOUS CAT. EX.]

Class 11(c), placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use.

- Upper Noe Playground (construction of bleachers)
- Portable restrooms at Folsom Playground, Michelangelo Park, Lake Merced,

Ms. Mary E. Burns
April 7, 1993
Page 4

and Coit Tower

- Balboa Park - construct new restroom and locker facilities
- Exercise equipment for young people - purchase/installation

Class 22 - State Guidelines Section 15322, adoption, alteration, or termination of educational or training programs which involve no physical alteration in the area affected or which involve physical changes only in the interior of existing school or training structures:

- Transportation for inner city children in high need areas and the Randall Museum [PREV. CAT. EX.]

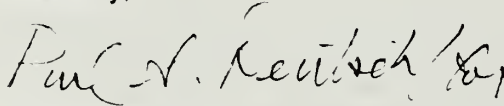
Class 25 - State Guidelines Section 15325, transfers of ownership of interests in land in order to preserve open space:

- Bonview Lots (Assessor's Block 5614, Lots 47-50) [PREV. CAT. EX.]
- Brewster/Franconia Lots (Assessor's Block 556, Lot 56)
- Brooks Park Property (acquisition of SFUSD property to enlarge an existing park; Assessor's Block (AB) 7073, Lot 50, AB 7074, Lot 49, AB 7075, Lot 56)
- Mullen/Peralta Acquisition (Assessor's Block 5538, Lots 14, 15, 23 and 28)
- Natural Areas - banking for the following priority areas:
O'Shaughnessy Hollow, Assessor's Block 2949A, Lot 76; Hawk Hill, Assessor's Block 2336, Lot 27; Bayview Hill, Assessor's Block 4991, Lot 38 (portion - approx. 7 acre parcel south of the Key Avenue extension) [PREV. CAT. EX.]

In addition, the proposed Tenderloin Playground development was evaluated in a Negative Declaration issued April 27, 1989, file 88.010E. Chinatown Park Development (Cathay Mortuary Site) was evaluated in a Negative Declaration issued February 26, 1987, file 86.479E.

Should you have any questions about the environmental review of this year's Open Space budget, please call Jim McCormick of my staff at 558-6394.

Sincerely,



Barbara W. Sahm
Environmental Review Officer

cc: Exemption/Exclusion File
Steve Shotland
Deborah Learner

U:\JMC\WP51\ACT\WRC\PKOS93

RECREATION AND PARK COMMISSION RESOLUTION

RECREATION AND PARK COMMISSION RESOLUTION
PARK AND OPEN SPACE FUND
RECOMMENDED EXPENDITURES FISCAL YEAR 1993-94

WHEREAS, The electorate of San Francisco in November, 1988, approved a new Charter Section 6.413 establishing the Park and Open Space Fund for a 15-year period; and

WHEREAS, Charter Section 6.413 requires that the Park and Open Space Citizens' Advisory Committee recommend, and the Recreation and Park Commission annually adopt, a Five Year Plan for Acquisition and Development, Renovation and Maintenance, to be updated annually; and

WHEREAS, Charter Section 6.413 also requires that the General Manager of the Recreation and Park Department shall annually present a report on the disposition of the Fund for approval by a majority of each of the Recreation and Park Commission and the City Planning Commission, meeting jointly; and

WHEREAS, In formulating the proposed program, the General Manager of the Recreation and Park Department closely considered the recommendations of the Park and Open Space Citizens' Advisory Committee which were made after months of diligent work that involved community discussions, field investigations and public hearings; and

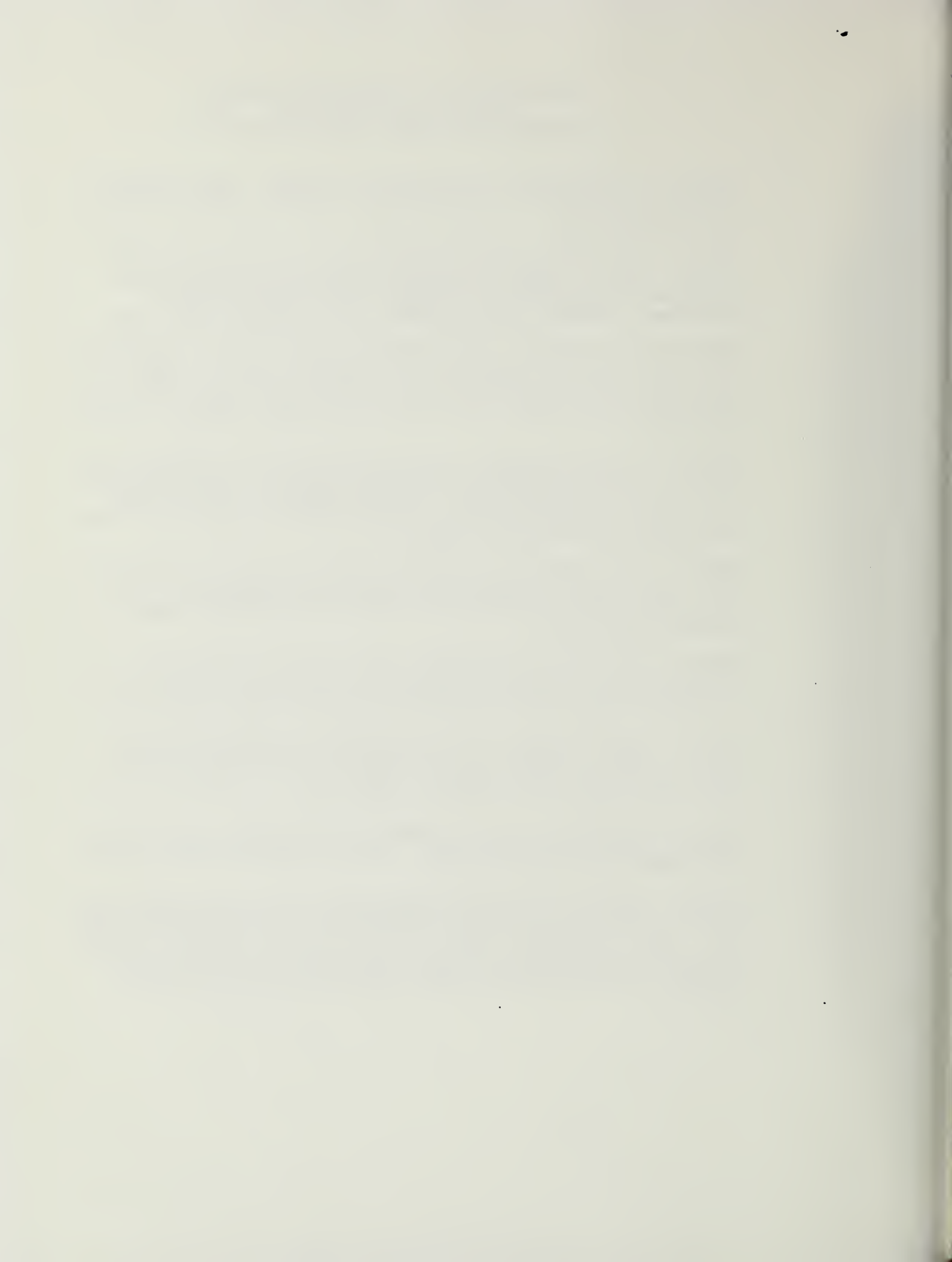
WHEREAS, Charter Section 6.413 requires that the program be consistent with the Recreation and Open Space Element of the Comprehensive Plan (Master Plan) and in accordance with the Recreation and Open Space Programs document; and

WHEREAS, The Office of Environmental Review of the City Planning Department found the submitted program to be categorically exempt from environmental review and has approved the proposed program; and

WHEREAS, The General Manager of the Recreation and Park Department on April 15, 1993, presented to the two Commissions, meeting jointly, a program entitled, "General Manager's Report: Park and Open Space Fund, Fiscal Year 1993/94", dated April 15, 1993; and

WHEREAS, The Recreation and Park Commission has adopted the Five Year Plan for Acquisition and Development, Renovation and Maintenance, Fiscal Year 1993/94, now, therefore be it

RESOLVED, That the Recreation and Park Commission does hereby approve the program, contained in the "General Manager's Report: Park and Open Space Fund, Fiscal Year 1993/94" dated April 15, 1993, which program is hereby found to be in accordance with the Recreation and Open Space Element of the Master Plan and Programs document approved by the City Planning Commission.



CITY PLANNING COMMISSION RESOLUTIONS

CITY PLANNING COMMISSION
RES. NO. 13506

WHEREAS, Pursuant to the San Francisco Charter requirements that the City Planning Commission adopt and maintain, including necessary changes therein, a Master Plan; and

WHEREAS, Certain portions of the Master Plan may over time become obsolete; and

WHEREAS, The City Planning Commission adopted the Recreation and Open Space Element of the Master Plan by Resolution No. 11067 on July 9, 1987; and

WHEREAS, The City Planning Commission amended the Recreation and Open Space Element of the Master Plan by Resolution No. 13149 on August 15, 1991, to add Citywide Policy #13, which states "Preserve and protect significant Natural Areas," and

WHEREAS, The City Planning Commission amended the Recreation and Open Space Element of the Master Plan adopting Resolution No. 13411 on October 1, 1992, to add and revise policies on regional recreational trails; and

WHEREAS, The electorate of San Francisco in November 1988 revised Charter Section 6.413 establishing the San Francisco Park and Open Space Fund to acquire and develop additional public open space, as well as to renovate and maintain it; and

WHEREAS, Since 1987 many of the sites proposed to be acquired as open space in Map 4, the "Citywide Recreation and Open Space Plan" and Map 8, the "Eastern Shoreline Plan," have been or are in the process of being acquired to serve the needs of San Francisco residents; and

WHEREAS, As part of the Case No. 93.148R, the 1993-1994 San Francisco Park and Open Space Program, four sites are proposed for acquisition as public open space that were not identified in the Recreation and Open Space Element as "Proposed Public Open Space"; and

WHEREAS, there is significant neighborhood support for acquisition of the sites, and there may be a good opportunity to acquire the sites because most of the property owners appear willing to sell the properties to the City for open space use; and

WHEREAS, the sites, contained in EXHIBIT A and listed below, are proposed to be added to Map 4, the "Citywide Recreation and Open Space Plan" to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space":

1. Bonview lots (Assessor's Block 5614, lots 47-50);
2. Brewster/Franconia lot (Assessor's Block 5556, lot 56);
3. Mullen/Peralta site (Assessor's Block 5538, lots 14, 15, 23, 28, and portions of undeveloped Mullen and Peralta Street rights-of-way);
4. Evans/Hunters Point Boulevard Triangle (Assessor's Block 4646, lots 9-11); and

CITY PLANNING COMMISSION
RES. NO. 13506 (Continued)

WHEREAS, the Evans/Hunters Point Boulevard Triangle site, contained in EXHIBIT A, is in addition proposed to be added to Map 8, the "Eastern Shoreline Plan" to the category "Proposed Public Open Space, Acquire for or convert to Public Open Space"; and

WHEREAS, each of the sites proposed for acquisition is either very close to, or contiguous with existing parkland or public open space; and

WHEREAS, there is significant neighborhood support for acquisition of the sites, and there may be a good opportunity to acquire the sites because most of the property owners appear willing to sell the properties to the City for open space use; and

WHEREAS, on balance, the proposed amendments are consistent with the eight priority policies of Planning Code Section 101.1; and

WHEREAS, pursuant to Charter Sections 3.525 and 6.413, notice was duly given of a public hearing by the City Planning Commission to consider adoption of an amendment to the Recreation and Open Space Element of the Master Plan, which hearing was held on April 15, 1993; and

WHEREAS, on April 15, 1993, the Planning Commission held a public hearing and considered testimony related to the proposed amendments; and

WHEREAS, the Commission deems the proposed amendments to be appropriate and desires to adopt them as part of the Recreation and Open Space Element of the Master Plan; now, therefore be it

RESOLVED, that the City Planning Commission, before acting on the proposed Master Plan amendment, does hereby certify that it has reviewed, considered, and approved the information contained in the Certificate of Determination of Exemption/Exclusion from Environmental Review, under General Rule Exclusion [State Guidelines Section 15061 (b)(3)]; and be it

FURTHER RESOLVED, that the City Planning Commission hereby adopts an amendment to the Recreation and Open Space Element of the Master Plan, adding the sites contained in Exhibit A to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Map 4, the "Citywide Recreation and Open Space Plan," and in addition adding the Evans/Hunters Point Boulevard Triangle site to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Map 8, the "Eastern Shoreline Plan"; and be it

FURTHER RESOLVED, that \$40,000 in funding from The San Francisco Park and Open Space Program, 1993-1994, be used to fund the Department of City Planning to initiate an update of the Recreation and Open Space Element of the Master Plan and the accompanying Programs Report; and be it

FURTHER RESOLVED, that the Secretary of the City Planning Commission shall record the action taken in this Resolution on the adopted amendment and shall certify a copy thereof to the Mayor and the Board of Supervisors in accordance with the Charter.

CITY PLANNING COMMISSION
RES. NO. 13507

WHEREAS, the electorate of San Francisco in November 1988 revised Charter Section 6.413 establishing the San Francisco Park and Open Space Fund to be supported by an annual Ad Valorem tax of two and one-half cents (\$0.025) for each one hundred dollars (\$100) assessed valuation, for a 15-year period; and

WHEREAS, Charter Section 6.413 specifies that the General Manager of the Recreation and Park Department shall annually present a report on the disposition of the Fund for approval by a majority of each of the Recreation and Park Commission and the City Planning Commission meeting jointly; and

WHEREAS, in formulating the 1993-1994 program, the fourth year of the program, the General Manager of the Recreation and Park Department closely considered the recommendations of the Park and Open Space Citizen's Advisory Committee, which were made after several months of diligent work that involved community discussions, field investigations, and public hearings; and

WHEREAS, Charter Section 6.413 requires that the program be consistent with the Recreation and Open Space Element of the Master Plan and in accordance with the Recreation and Open Space Programs document; and

WHEREAS, the Recreation and Open Space Element of the Master Plan was amended by CPC Resolution No. 13149 on August 15, 1991, to add Policy 13, which states: "Preserve and protect significant Natural Areas," and includes criteria to determine whether a site constitutes a Significant Natural Resource Area worthy of protection; and

WHEREAS, the Recreation and Park Commission recommends that three sites, Hawk Hill (also known as Funston Terrace), O'Shaughnessy Hollow, and portions of Bayview Hill, be designated as Significant Natural Resource Areas; and

WHEREAS, three sites proposed for acquisition under the Natural Areas Acquisition category, Hawk Hill (also known as Funston Terrace), O'Shaughnessy Hollow, and a portion of Bayview Hill, meet the criteria for Significant Natural Areas contained in Policy 13, and can be considered Significant Natural Areas worthy of protection; and

WHEREAS, the San Francisco Park and Open Space Program was determined by the San Francisco Department of City Planning (hereinafter "Department") to be categorically exempt from the environmental review process pursuant to California Environmental Quality Act (CEQA), and the Commission has reviewed and concurs with said determination; and

WHEREAS, the program responds to the Priority Policies of Section 101.1 of the Planning Code; and

WHEREAS, members of the Park and Open Space Citizens Advisory Committee worked to revise and update a Five Year Plan for open space acquisition, development, renovation and maintenance which are consistent with the goals and policies of the Recreation and Open Space Element of the Master Plan and the Recreation and Open Space Programs document; and

CITY PLANNING COMMISSION
RES. NO. 13507 (Continued)

WHEREAS, the General Manager of the Recreation and Park Department on April 15, 1993, presented to the two Commissions, meeting jointly, the program entitled "General Manager's Report: Park and Open Space Fund, Fiscal Year 1993-1994," dated April 15, 1993, and the "Open Space Program Five Year Plan 1993-1994"; and

WHEREAS, four sites proposed for acquisition as public open space were not identified in the Recreation and Open Space Element as "Proposed Public Open Space, Acquire for or Convert to Public Open Space"; and

WHEREAS, the sites: Bonview Lots (Assessor's Block 5614, lots 47-50); Brewster/Franconia site (AB 5556, lot 56); Mullen Peralta site (AB 5538, lots 14, 15, 23, 28, and portions of undeveloped Mullen and Peralta Street r-o-w); Evans/Hunters Point Boulevard Triangle (AB 4646, lots 9-11) have been proposed for acquisition as public open space; and

WHEREAS, each of the sites proposed for acquisition is either very close to, or contiguous to existing parkland or public open space; and there is significant community support for acquisition of the sites for open space purposes; and

WHEREAS, the City Planning Commission considered acquisition of the five sites at a public hearing on April 15, 1993, at which the Commission heard public testimony concerning acquisition of the sites; and

WHEREAS, at the public hearing on April 15, 1993, the Planning Commission also considered Case No. 93.159M, the Proposed amendment of the Recreation and Open Space Element, to add sites to Map 4, the "Citywide Recreation and Open Space Plan" and in addition to add the Evans/Hunters Point Triangle Site to Map 8, the "Eastern Shoreline Plan" under the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space"; and

WHEREAS, prior to approving the Program contained in the "General Manager's Report, San Francisco Park and Open Space Program, Fiscal Year 1993-1994," the City Planning Commission approved Resolution No. 13506, amending the Recreation and Open Space Element of the Master Plan, adding four sites proposed for acquisition as public open space to the Category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Maps 4 and 8; now, therefore be it

RESOLVED, that the City Planning Commission does hereby find the program contained in the "General Manager's Report: Park and Open Space Fund, Fiscal Year 1993-1994," to be in conformity with the Recreation and Open Space Element of the Master Plan, and in accord with the Recreation and Open Space Programs document; and be it

FURTHER RESOLVED, that the City Planning Commission does hereby approve the Program, and adopt the budget for allocation and expenditure of the Program Fund, as recorded in the "General Manager's Report, San Francisco Park and Open Space Program, Fiscal Year 1993-1994"; and be it

FURTHER RESOLVED, that the City Planning Commission does hereby approve the recommendations in the updated "Open Space Program Five Year Plan 1993-1994.)"

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GENERAL MANAGER'S REPORT

SAN FRANCISCO

PARK AND OPEN SPACE PROGRAM

FISCAL YEAR 1994 - 1995

Adopted on April 28, 1994

at a Joint Meeting of the

City Planning and Recreation and Park Commissions



1994 - 1995 PARK AND OPEN SPACE PROGRAM

GENERAL MANAGER'S REPORT

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April 28, 1994

The Honorable Members
of the City Planning and
Recreation and Park Commissions
City and County of San Francisco

Dear Commissioners:

I am pleased to transmit, herewith, the annual General Manager's Report containing my recommendations for the expenditure of approximately \$16 million budgeted under the 1994 - 1995 Park and Open Space Program.

This marks the fifth of a 15-year program that was established when the electorate resoundingly approved Proposition E in November 1988, thereby continuing the Open Space Acquisition and Park Renovation Program established in 1975 under Proposition J.

Charter Section 6.413, which establishes this open space fund, specifically states that "it shall be the policy of the recreation and park department particularly to pursue acquisition at the beginning of the 15 year program...". In accordance with this language, a major component of the budget is for the acquisition and development of new sites. Specifically, funding has been allocated to complete the purchases of the Bonview Lots on Bernal Heights, a parcel at Franconia and Brewster Streets and a site at Mullen and Peralta Streets, all of which were originally recommended in last year's Program. The Program recommends allocations for the purchase of sites at Lessing and Sears Streets and a yet to be designated site in the Tenderloin for a pre-school playground. Additional funds are banked for eventual acquisitions in the South of Market as well as for the Significant Natural Areas designated in previous programs.

Development funds have been allocated to complete the Richmond Recreation Center and Chinatown Playground projects, and monies have been earmarked for the lease of the San Francisco Unified School District property and acquisition of three privately owned lots adjacent to Brooks Park.

Other important programs that are recommended to receive funding through this year's Acquisition and Development budget include the highly successful Transportation Program for inner city youth and seniors, the After School Program, Community Gardens projects, the Urban Forestry Program and the development of new athletic fields city-wide.



Open Space Program Transmittal
April 28, 1994
Page 2

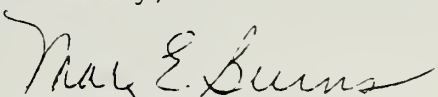
Under the Renovation component of the budget, major funding has been allocated to projects at Bernal Heights Playground, King Pool, McKinley Square and the playground at 10th Avenue and Fulton in Golden Gate Park.

I am in agreement with the Committee's recommendations with one exception. The exception is the proposal to acquire the abandoned Mission District Police Station as a site for a neighborhood park. My disagreement with this proposed acquisition is based on two reasons. First, the mid-block location of the facility is not as desirable as a corner location given the relatively small size of this property. Second, the Police Department hopes to realize approximately \$600,000 from the fair market sale of this property, as opposed to the "historic value" price that would result from an interdepartmental sale. Several city departments have expressed concern over this matter.

I am recommending to the Joint Commissions that the money be used instead to supplement the allocation for the acquisition of a new athletic field. In all other respects, I have endorsed the Committee's recommendations.

I would like to thank the members of the Park and Open Space Advisory Committee who donate such an incredible amount of their time and effort attending numerous meetings and listening to hours of testimony from community representatives in the development of these annual program budgets. It is largely through their hard work that the Park and Open Space Program has been so responsive to community needs. In addition, I would like to thank the staff of the Recreation and Park Department including Assistant General Manager Phil Arnold who administers all aspects of the program and his assistants Deborah Learner, Tim Lillyquist and Joanne Wilson, and Steve Shotland of the Department of City Planning.

Sincerely,



MARY E. BURNS
General Manager

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1994-95 PARK AND OPEN SPACE PROGRAM

GENERAL MANAGER'S REPORT

I. INTRODUCTION

The San Francisco Park and Open Space Program is an amendment to the City and County's Charter (Section 6.413) resulting from the passage of Proposition E in November of 1988. In most respects it replaces and continues for 15 years, the Open Space and Park Renovation Program established under Proposition J in 1974. Under the Program, a tax of two and one-half cents (\$0.025) of each \$100 assessed valuation is set aside for implementation. Revenues are used for the acquisition and development of new park and recreation facilities, the renovation of existing ones, and the maintenance of these new or renovated facilities. In addition, funding is provided for an after school program, maintenance of existing parks and open spaces, other recreational programs and for Program administration. A full text of the Charter Section is included in this report.

II. CITIZENS ADVISORY COMMITTEE

The Program is administered by the Recreation and Park Department with the assistance and advice of the Park and Open Space Citizens Advisory Committee. The Committee is comprised of 23 members, each appointed to a two year term, as follows:

a. one member is appointed by each member of the San Francisco Board of Supervisor and approved by the full Board;

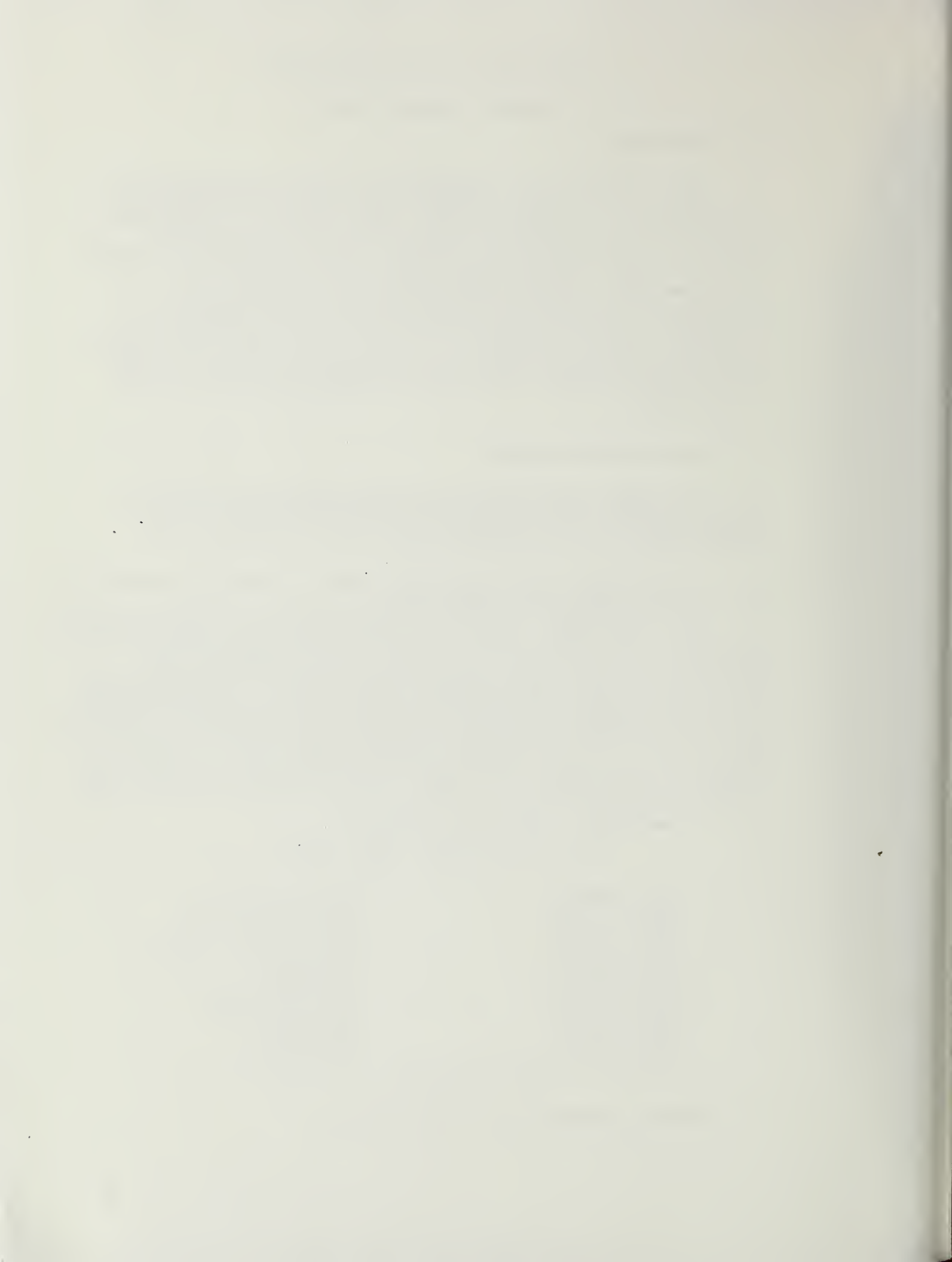
b. a second member is appointed by each supervisor, and approved by the full Board of Supervisors, from a list of individuals representing citizens' organizations involved with the preservation and enhancement of San Francisco's parks, open space and natural environment, (currently approved organizations include California Native Plant Society - Yerba Buena Chapter, Friends of Recreation and Parks, Golden Gate Audubon Society, San Francisco Conservation Committee, Proposition E Implementation Committee, San Francisco Beautiful, San Francisco Friends of the Urban Forest, San Francisco Group of the Sierra Club, San Francisco League of Conservation Voters, San Francisco League of Urban Gardeners, San Francisco Tomorrow, Save the Redwoods League and Trust for Public Land); and

c. one member is appointed by the Mayor.

COMMITTEE MEMBERSHIP - 1993 - 1994*

Lynn Altshuler	Lonnie Lawson
Parker A. Maddux	Christine Schneider
Ina F. Dearman	Maria Sousa
Robert J. Dutra	Midge Wilson, Co-Chair
Claire Isaacs	Nan McGuire
Deborah Gellermann	David Spero
Bernie F. Lee	Juanita G. Raven
Deana McNamara	Jacob Sigg
Jill Hallinan	Willa Sims
Jeff Henne, Co-Chair	Mauricio Vela
Alan Weaver	

*Two committee appointments were vacant this year.



III. SPENDING PLAN FOR 1994 - 1995
(Total Program Budget \$16,000,000)

In the fall of each year, the Committee holds two widely advertized public hearings to receive input from individuals, neighborhood organizations and other groups. This information, along with recommendations from Recreation and Park Department staff, is used to assist the Committee in establishing priorities for an annual expenditure proposal. In addition, the Program requires that a Five Year Plan guiding future expenditures be adopted and updated annually. The Plan is included in this report. A series of public Committee meetings is held during late fall and winter to develop the funding recommendations for submittal to the General Manager of the Recreation and Park Department. The General Manager's Report containing the final expenditure plan is then presented at a joint meeting of the City Planning and Recreation and Park Commissions for adoption before final approval by the Board of Supervisors.

The following is a summary of the allocation formula as mandated by Proposition E.

Not more than 40% of total fund for maintenance of acquired properties. Of the remainder:

- a. 20% for the operation of the After School Program (12% of total fund).
- b. At least 40% for acquisition and development (24% of total fund).
- c. At least 15% for renovation (9% of total fund).
- d. No more than 25% for administration, programs and maintenance of new open space properties and renovated open space facilities (15% of total fund).

The allocation for this year's program is approximately \$16,000,000. The following shows expenditures for each category as well as percentage of the total fund:

After School Program	\$ 1,920,000 (12%)
Acquisition and Development	5,085,000 (32%)
Renovation	1,657,000 (10%)
Prop. J. Maintenance	6,400,000 (40%)
Administration	938,000 (6%)

A. AFTER SCHOOL PROGRAM - \$ 1,920,000 (12 %)

After School programs have been established at the following schools:

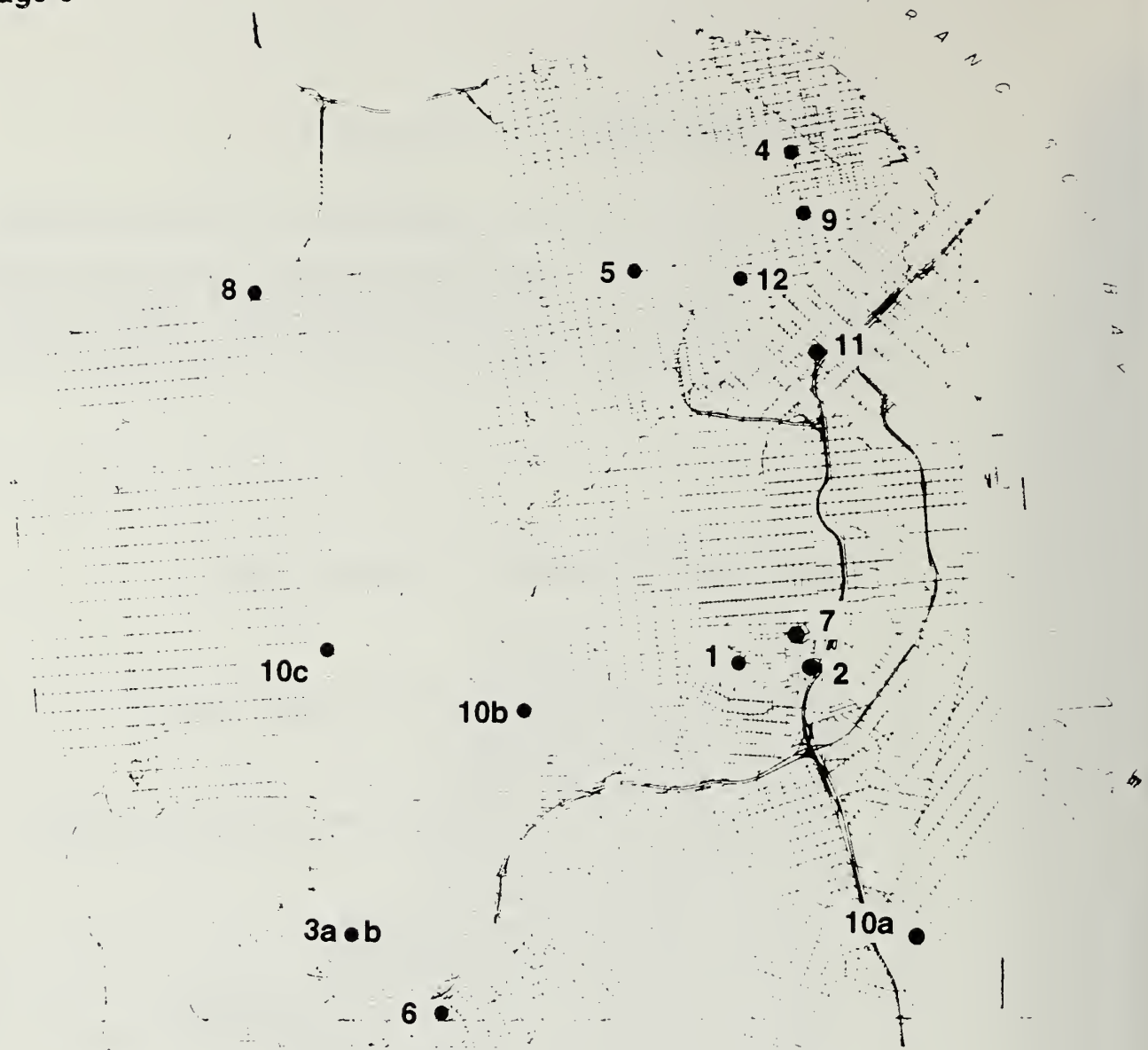
Alamo, Alvarado, Aptos, Argonne, Luther Burbank, Cesar Chavez, Commodore Stockton, Francis Drake, Francisco, Guadalupe, Bret Harte, Hillcrest, Jefferson, Lafayette, Lawton, Lincoln, Horace Mann, Marshall, Monroe, George Peabody, Redding, Revere, Roosevelt, Junipero Serra, Spring Valley, Starr King, Visitation Valley

B. ACQUISITION AND DEVELOPMENT - \$ 5,085,000 (32%)

1. Athletic Fields, acquisition	\$ 167,400
2. Bonview Lots, acquisition	\$ 305,000
3. Brewster/Franconia acquisition (for community garden)	\$ 50,000
4. Brooks Park Lease, acquisition	\$ 550,000
5. Chinatown Park, development	750,000
6. Community Gardens, development	\$ 50,000
7. Japan Peace Plaza, site corrections per acquisition agreement	\$ 50,000
8. Lessing/Sears Lot, acquisition	\$ 50,000
9. Mullen/Peralta Lots, acquisition	\$ 280,000
10. Regional Trails, development	\$ 30,000
11. Richmond Recreation Center, development	\$ 850,000
12. Saint Mary's Square Rooftop, development	\$ 200,000
13. Significant Natural Areas, acquisition*	\$ 500,000
14. South of Market Park, acquisition and development*	\$ 400,000
15. Tenderloin Preschool Playground, acquisition and development*	\$ 400,000
16. Transportation Program, to Randall Museum	\$ 32,600
16-a. Transportation Program, high need areas	\$ 120,000
17. Urban Forestry Program, city-wide	\$ 275,000
18. Visitation Valley Gym*	\$ 25,000

ACQUISITION/DEVELOPMENT TOTAL \$5,085,000

* Banking funds for eventual acquisition/development



San Francisco Park and Open Space Program 1994-1995
Location Map - Proposed Acquisition and Development Sites

- | | | | |
|-----|---------------------------|-----|------------------------------|
| 1. | Bonview Lots | 8. | Richmond Recreation Center |
| 2. | Brewster Franconia | 9. | Saint Mary's Square Rooftop |
| 3a. | Brooks Park Lease - SFUSD | 10. | Significant Natural Areas |
| 3b. | Brooks Park - Purchase | A. | Bayview Hill Phase I, II |
| 4. | Chinatown Park | B. | O'Shaughnessy Hollow |
| 5. | Japan Peace Plaza | C. | Hawk Hill |
| 6. | Lessing / Sears Lot | 11. | South of Market Park site |
| 7. | Mullen Peralta Lots | 12. | Tenderloin (Alternate Sites) |

C. RENOVATION - \$ 1,657,000 (10%)

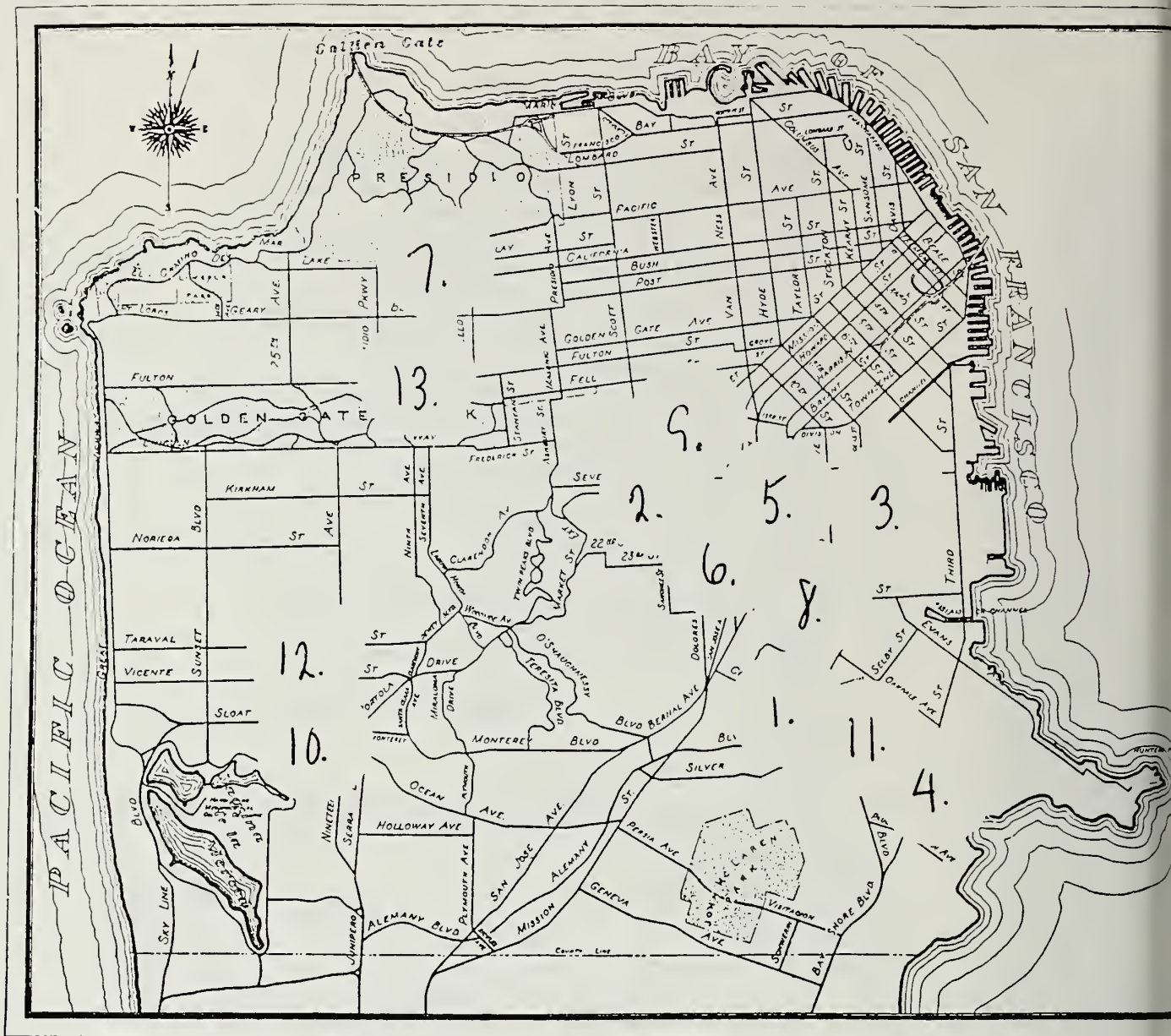
1. Athletic Field rehabilitation, city-wide	\$ 200,000
2. Bernal Heights Playground, play area renovation	\$ 150,000
3. Bleachers, renovation city-wide	\$ 35,000
4. Eureka Valley Clubhouse renovation (design)	\$ 30,000
5. Hazardous Materials Abatement, city-wide	\$ 75,000
6. Irrigation renovation, various facilities	\$ 75,000
7. Jackson Playground Play Area renovation (design)	\$ 50,000
8. King Pool Roof renovation/replacement	\$ 372,000
9. McKinley Square play area renovation	\$ 100,000
10. Mission Playground Play Area renovation (design)	\$ 25,000
11. Mountain Lake Park landscape and shoreline renovation	\$ 30,000
12. Natural Areas Management Plan implementation	\$ 100,000
13. Precita Park (West End) renovation	\$ 50,000
14. Randall Museum Masterplan implementation	\$ 50,000
15. Rolph Nicol Minipark renovation	\$ 40,000
16. Security Lighting renovation, city-wide	\$ 30,000
17. Silver Terrace Bleachers renovation	\$ 50,000
18. Stern Grove Benches renovation/replacement	\$ 30,000
19. Stern Grove Erosion Control	\$ 15,000
20. 10th Avenue & Fulton Play Area renovation	\$ 150,000

RENOVATION TOTAL \$1,657,000

D. MAINTENANCE OF PREVIOUSLY ACQUIRED OPEN SPACE \$6,400,000 (40%)

Personal Services	
Permanent Salaries	\$4,643,896
Holiday Pay	9,569
Premium Pay	5,225
Temporary Salaries	131,405
Subtotal Personal Services	\$4,790,095
Mandatory Fringes	\$ 986,971
Non-Personal Services	
Use of Employee Car	\$ 2,500
Other Contractual Services	153,594
Telephone	9,200
Material and Supplies	152,040
Subtotal Non-Personal Services	\$ 317,334
Equipment Purchase	\$ 120,600
Worker's Compensation	\$ 165,000

MAINTENANCE TOTAL \$6,380,000



RENOVATION PROJECTS

- | | |
|-------------------------------------|-------------------------------|
| 1. Bernal Hgts. Playground | 7. Mountain Lake Park |
| 2. Eureka Valley Clubhouse | 8. Precita Park |
| 3. Jackson Playground | 9. Randall Museum |
| 4. King Pool | 10. Rolph Nicol Minipark |
| 5. McKinley Square | 11. Silver Terrace Playground |
| 6. Mission Playground | 12. Stern Grove |
| 13. 10th Avenue & Fulton Playground | |

E. PLANNING AND PROGRAM ADMINISTRATION- - \$938,000 (6%)

001 SALARIES		
1446 Secretary II	37,479	
1652 Senior Accountant	44,527	
1842 Management Assistant	44,970	
3135 Neighborhood Services Director	50,292	
5280 Planner III	55,724	
		\$232,992
012 HOLIDAY PAY	600	\$ 600
060 MANDATORY FRINGES		
1446 Secretary II	9,386	
1652 Senior Accountant	9,568	
1842 Management Assistant	10,759	
3135 Neighborhood Services Director	12,613	
5280 Planner III	12,460	
		\$ 54,789
092 CITY OVERHEAD	252,059	\$252,059
109 CONTRACTUAL SERVICES		
Environmental Consultant	25,000	
Golden Gate Park Masterplan	50,000	
Careers Abound	25,000	
Translation	4,000	
Misc. (Bus Rental, Printing)	12,000	
		\$116,000
111 AUTO MILEAGE	500	\$ 500
123 TELEPHONE	6,070	\$ 6,070
130 MATERIALS/SUPPLIES		
Volunteer Program	4,000	
Other	3,500	
		\$ 7,500
EQUIPMENT		
PC Units	5,000	\$ 5,000
303 REAL ESTATE	100,000	\$100,000
389 SERVICES OF OTHER DEPARTMENTS		
General (permits etc.)	22,500	
Work Order, O/S Element Update	40,000	
		\$ 62,500
CITY ATTORNEY	100,000	\$100,000
PLANNING AND PROGRAM ADMINISTRATION TOTAL		\$938,000

IV. ACQUISITION/DEVELOPMENT AND RENOVATION STATUS REPORT 1990 - 1993

Under the original Open Space Acquisition and Park Renovation Program (Proposition J) over 35 acquisition and development projects and over 250 renovations were undertaken. The 1990 - 1991 General Manager's report was the last one to itemize all of the projects funded under that program. That summary is available by contacting the Recreation and Park Department. This and future General Manager's Reports will summarize projects funded through Proposition E.

A. Acquisition and Development:

1. Athletic Field Development

Status: An allocation of \$167,400 was made for the acquisition and development of a site to be determined to be used as a multi-purpose athletic field.

2. Bonview Lots

Status: An allocation of \$110,000 has been made for the acquisition of Block 5614, Lots 47-50 (adjacent to Bernal Heights Park)

3. Brewster Franconia Lot

Status: Block 556, Lot 56. \$25,000 was allocated in the 1993-94 program to acquire this parcel which is adjacent to an existing Community Garden site. An additional \$50,000 is allocated in the current program. Negotiations are in progress.

4. Chinatown Site

Status: The Cathay Mortuary site at 1213 Powell Street (Block 180-Lots 4,4A,5,8,28,29,30) was purchased at a cost of \$4.4 million on April 12, 1993. The structure has been demolished and planning is well underway. Construction start is estimated for Spring of 1995.

5. Japan Peace Plaza

Status: This public plaza (Block 700, Lot 22) was acquired from private ownership to preclude development. At the time of acquisition, the Parking Authority was making repairs to leaks in their garage roof, including the resurfacing of the Plaza. Settlement included reimbursement of those costs (\$350,000). This year's allocation of \$50,000 would apply to the reimbursement. A private organization is raising funds to develop a Japanese Peace Garden on the Plaza.

6. LeConte Avenue Park

Status: Two lots (Block 4991, Lots 21 and 22) were made available for park development as a mitigation for housing development north of Bayview Hill. A preliminary plan has been developed, however it has been decided to wait until the new homes have been bought and occupied to gather input from new residents, before completing design. More recently, a landslide has occurred near this site resulting in litigation between City and developer, making the desirability of transfer questionable. Project is on hold.

7. Mullen Peralta

Status: The committee approved the acquisition of four lots (Block 5538, Lots 14, 15, 23 & 28) to remain as unimproved open space. Negotiations are underway.

8. Natural Areas Acquisition

Status: In the past five Programs funds have been banked for the purchase of some of the last remaining natural areas in the City. The Rock Outcropping (Block 2050A, Lots 6, 11, 12, 21 & 22) at 14th and Ortega Street has been acquired. Other sites approved for acquisition include land adjacent to Bayview Hill Park (Block 4991, Lots 29, 31-34, 38, and 44), and O'Shaughnessy Hollow (Block 2949A, Lot 76), and Hawk Hill (2290 - 14th Avenue, Block 2336, Lot 27) for which legislation has been submitted to the Board of Supervisors for a Resolution of Necessity for eminent domain.

9. Parcel 4

The 1991-92 Program allocated \$1.5 million towards the acquisition of Parcel 4 at Ocean Beach (Block 1592, Lot 3), with the understanding that the funds would revert should the required matching funds not be raised. Additional funds were provided by the Department of Public Works in return for use of property as a staging area for the Richmond Transport (sewer) Project. The site is now co-owned by Recreation and Park and D.P.W.. It is still to be determined whether site will ultimately be maintained by City or National Park Service (GGNRA).

10. Regional Trails: Twin Peaks

The Committee recommended the allocation of \$50,000 towards the fund for the development of trails and other improvements to preserve and enhance the natural resource of Twin Peaks. A total of \$180,000 has been banked toward this \$400,000 project.

11. Richmond Recreation Center

Year Recommended	1988	Acreage:	0.82
Leased for 99 years:	1989	Block:	1415 (4)
Lease price:	\$2,112,000	Location	18th & California

Status: The architectural firm of Marquis and Associates was selected to design this facility. Several community meetings have been held and a preliminary design and program have been approved by the Commission. The final allocation is provided in the current Program, construction is estimated to begin in Fall of 1994.

12. South of Market Site

There has been a long standing need for a large open park in the South of Market area. A site at 7th & Harrison (Block 3754, Lots 17, 62, 63 & 64) has been selected and the Program continues to bank money for its acquisition. There is broad community support for the site selected. The current Program allocates \$400,000, bringing the total amount of funding to \$7,250,000.

13. Tenderloin Recreation Center

Status: The Department has acquired the former State Car Garage site at 570 Ellis Street (Block 322, Lots 5 & 6) for \$3,350,000. Several community design meetings were held, and construction is underway. Construction completion is estimated for November, 1994.

14. 23rd and Treat Street

Status: The Trust for Public Lands has acquired an option on this property (Block 3639, Lots 5, 5A), and is negotiating with the Real Estate Department re sale to the City.

15. 2460 Harrison Street

Status: This lot (Block 3612, Lot 4), has been acquired for \$400,000. It is adjacent to the Mission Recreation Center and is to be used for an outdoor recreation area with access through the center. An easement for a portion of neighboring property may be required, depending on where the entry is located.

16. Transportation Program

Status: This is an ongoing recreation program to provide transportation to recreational facilities for residents of high need neighborhoods. A portion of this program is earmarked for trips to the Randall Museum.

17. Urban Forestry

Status: This is an ongoing program to provide reforestation services to neighborhood parks and squares.

18. Washington & Hyde

Year recommended:	1978-79	Acreage:	0.15
Year acquired:	1983-84	Block	187 (12, 13)
Purchase price:	\$713,000	Location:	Chinatown

Status: Development funds have been set aside from several High Need budgets. The firm of Barcelon & Jang has executed a design and the project has been bid unsuccessfully two times. Other delays have occurred, including the destruction of working drawings in the East Bay fire. Award of a construction has finally been completed in the amount of \$599,300. Construction should start this Spring.

19. Waterfront - India Basin

Acquisition and clean-up of the property has been completed. Parcels acquired include Block 4622, Lots 7, 8, 12, 13, 15, 16 and 19; Block 4605, Lots 6, 7, 22 and 23; and Block 4629A Lots 3, 4, 5, 6, 9, 11 and 13. Total acquisition cost was \$2,305,000. Additional costs included \$89,000 for soils testing and \$50,000 for the relocation of tenants as required under federal relocation laws. A project plan has been approved by the Recreation and Park Commission. Permits for improvements have been given by the Bay Conservation and Development Commission. Additional permits are needed from the Army Corps of Engineers.

B. RENOVATION

<u>1993 - 1994 Projects</u>	<u>Status or Percent Completed</u>
1. Alioto Minipark	Construction 25% completed
2. Chinese Playground	Design 30% completed
3. Coronado Playground	Design 60% completed
4. Glen Park Tennis Courts	Design completed, bid pending
5. Herz Playground	Design 10% completed
6. Japan Peace Plaza	See summary
7. Mountain Lake Park	Design 10% completed
8. Potrero Hill Center	Design 80% completed
9. Precita Park Playground	East end completed, west end design pending
10. Silver Terrace Bleachers	Staff reviewing alternatives
11. West Portal Playground	Construction contract awarded
12. West Sunset Playground (court resurfacing)	Design 10% completed
13. Natural Areas Management	Draft Plan 10% completed Implementation 30% completed
14. Disabled Access Improvements	Ongoing
15. Hazardous Materials Abatement	Ongoing
16. Fencing	Ongoing
17. Security Lighting	Ongoing
18. Automatic Irrigation	Ongoing

1992 - 1993 Projects:Status or Percentage Completed

Alioto Minipark	See 93-94
Bernal Heights Gym	Redesign 80% completed
Chinese Playground	Design 10% completed
Coronado Playground	Design 60% completed
Hayes Valley Restrooms	Design 50% completed
Japanese Peace Plaza	See Summary
Potrero Hill Center	See 93-4
Randall Museum	Construction 99% completed
West Portal Playground	See 93-4
GGP Panhandle Playground	Fencing completed
GGP Bandshell	Completion date 6/30/94
Visitation Valley Clubhouse	Design 80%

1991 - 1992 ProjectsStatus or Percent Completed

King Pool Entryway	To be combined with roof proj.
Upper Noe Bleachers	Construction 60% completed
Rolph Nicol Park	Design 15%
Cow Hollow Playground	Completed
Glen Canyon Masterplan	60% completed
Mission Pool Entrance	Design 80% completed
Balboa Park Restrooms	Design 10% completed
Balboa Park Lighting	reallocated to field lighting

1991 - 1992 Cont.

<u>Project</u>	<u>Status or Percentage Completed</u>
Randall Museum Lobby Exhibits	Planning Underway
Portable Restrooms	Design (10%)
Lang Field Lighting	Completed
Chinese Playground design	See 93-4
Civic Center Playground	Completed
Coronado Playground design	Design 60% completed
North Beach Playground & Pool	Design pending
Randall Museum Masterplan	Completed
Excelsior P/G Fieldhouse	Construction 99% completed
Bayview P/G & Restrooms	P/G Completed Restroom Under Design 90%
Brooks Park Landscaping	Completed
Ocean View P/G Renovation	Completed
Coffman Pool Entryway	Design 80%
Mural Barricade Coit Tower	Completed
Japan Peace Plaza Repairs	See summary
Hayes Valley Playground rehab.	Completed
Adam Rogers Park, Phase III	Design 10%
Wawona Clubhouse	Design 10%
Glen Canyon Land Management Plan	Completed
Garfield Fieldhouse rehab.	Design 80%
Junipero Serra Clubhouse renovation	Design 100% To bid 5/92
Randall Museum Plan and Improvements	Construction 50%

V. OPEN SPACE PROGRAM - FIVE YEAR PLAN*

Proposition E, passed by the voters of San Francisco in November, 1988, extended the Open Space Program for fifteen years through an amendment of the San Francisco Charter. The text of that Charter amendment is reprinted at the end of the Five Year Plan. The Charter Amendment requires that a five-year plan be developed for the Open Space Program and updated annually. The proposed five-year plan for expenditures beginning in the 1994-95 fiscal year, to be adopted by the Recreation and Park Commission, is as follows:

A. GOALS AND OBJECTIVES

1. Conform with the Open Space Element of the City Master Plan
2. Carry out the Programs for Implementing the Recreation and Open Space Element of the Master Plan
3. Implement the requirements of Title 24 of the California Building Code, provisions of the Americans with Disabilities Act, and Section 504 of the Federal Rehabilitation Act (disability access standards).
4. Support on-going maintenance program including resurfacing, lighting, roofing and reforestation
5. Implement a program to acquire and manage natural areas
6. Continue support for the After School Program
7. Promote water conservation and the development of low-maintenance, drought-tolerant natural plantings.
8. Reduce long-term maintenance costs of Open Space-funded projects.
9. Conform with Policy 13 of the Open Space Element of the Master Plan regarding significant natural resource areas.

B. REVENUES

Open Space revenues for expenditure in the 1994-95 fiscal year are projected to total approximately \$16.4 million. If these revenues continue at the same level for the five years of this plan, total plan revenues would be \$82 million.

*Recommended as Amended by Committee October 12, 1993 and February 22, 1994. Adopted by the Recreation and Park Commission November 18, 1993 and amended April 21, 1994.

C. ALLOCATION FORMULA

The following is a summary of the allocation formula as mandated by Proposition E.

Not more than 40% of total fund for maintenance of acquired properties. Of the remainder:

- a. 20% for the operation of the After School Program (12% of total fund).
- b. At least 40% for acquisition and development (24% of total fund).
- c. At least 15% for renovation (9% of total fund).
- d. No more than 25% for administration, programs and maintenance of new open space properties and renovated open space facilities (15% of total fund).

In addition to the annual Open Space revenues from the property tax allocation specified in the Charter, one-time revenues may become available due to reallocations, interest earnings or special deposits into the Open Space Fund. Since these one-time revenues are not recurring, they should not be allocated to on-going maintenance, administrative or program costs. The Charter allows for the allocation of such revenues to specific projects. Pursuant to Charter Section 6.413(c)(5), these funds should be allocated for expenditure on specific acquisition and development projects in future years.

D. ACQUISITION AND DEVELOPMENT

1. Many of the acquisition and development projects will require several years to fund and complete. For multi-year projects, estimated additional costs to complete are as follows:

<u>Acquisition Projects</u>	<u>Previous Years</u>	<u>Cost to Complete</u>
South of Market Park	\$7,640,198	\$1 - \$6 million
Natural Areas	5,021,500	\$1 - \$3 million
Brooks Park	50,000	\$900,000
Bonview Lots	75,000	\$365,000
Mullen-Peralta Lots	100,000	\$280,000
Brewster-Franconia	25,000	\$ 75,000
Soccer Fields		\$2 - \$6 million

Acquisition costs for Bonview Lots and Mullen-Peralta Lots are based on purchase agreements. Cost estimates for South of Market Park depend on whether a land swap with the Unified School District is completed. Cost estimates for Natural Areas assume the addition of a second phase at Bayview Hill but no other new proposed acquisitions. Cost estimates for soccer fields depend on the number of fields. Other cost estimates are based on general comparables but have not been finalized through the Real Estate Department.

<u>Development Projects</u>	<u>Prior Years</u>	<u>Cost to Complete</u>
India Basin Park	\$ 462,557	\$2 million
Chinatown Park	3,088,114	\$750,000
Richmond Rec Center	3,722,000	\$850,000
South of Market Park		\$2 million
Regional Trails	180,000	\$1.15 million
North Beach Pool and Rec Ctr.	2,194,000	\$1.5 million
2460 Harrison	215,196	\$800,000
St. Mary's Square	660,000	\$2 million
23rd and Treat	1,500,000	\$600,000
Soccer Fields	----	\$1 - \$3 million

2. Some of the acquisition and development projects are continuous in nature and will require annual commitments of funds. These projects and their previous allocations are as follows. The column marked "Total" is an indication of a five-year funding commitment, should the annual allocations continue at the same level.

<u>Project</u>	<u>1993-94 Allocation</u>	<u>Total</u>
Urban Forestry	\$275,000	\$1,375,000
Community Garden Development	\$ 50,000	\$ 250,000
Vocational Training for Disabled	\$ 20,000	\$ 100,000
Neighborhood Recreation Programs	\$140,000	\$ 700,000
Natural Areas Management	\$ 50,000	\$ 250,000
	TOTAL	\$2,675,000

E. RENOVATION

1. On-Going City-Wide

Some of the renovation projects are continuous and will require annual funding. These projects and their funding levels for 1993-94 are as follows:

<u>Project</u>	<u>Annual Allocation</u>	<u>Total</u>
Automatic irrigation	\$100,000	\$ 500,000
Facility access improvements	\$ 50,000	\$ 250,000
Lighting	\$ 80,000	\$ 400,000
Hazardous Materials Abatement	\$ 50,000	\$ 250,000
Japanese Peace Plaza*	\$ 50,000	\$ 250,000
Fencing	\$ 50,000	\$ 250,000
Implementation of Natural Areas Management Plan	\$100,000	\$ 500,000
	TOTAL	\$2,400,000

*Based on action of the Recreation and Park Commission.

2. Facility Renovation

Many of the renovation projects are for particular facilities and can be accomplished with funding allocated in a specific program year. Selection criteria for these projects include the following:

- Requests from the community
- Recommendations from staff
- Existing recreational facilities available in specific neighborhoods
- Prior open space allocations to specific neighborhoods
- Condition of existing facilities and resources
- Accessibility needs as required by the Americans with Disabilities Act and documented in the Park Accessibility and Feasibility Survey Reports.
- New safety standards for playgrounds

3. Multi-Year Projects

Some conceivable renovation projects could be very costly and might require several years of funding. Examples of such projects might be seismic repairs to the following recreation centers: Portola, Hamilton, Chinese, Moscone, Sunset, Upper Noe, Eureka Valley. In the case of Portola, Hamilton and Chinese, preliminary surveys indicate that replacement of these centers would be more cost-effective than upgrading of the existing facilities.

4. Allocation Adjustments

The 1993-94 expenditure allocations of Open Space funding included a total of \$1,266,500 for renovation projects. This amount was \$213,500 less than the percentage allocation for renovation projects provided in the Charter. However, the Charter Sec. 6.413 (c)6 also allows for a reduced allocation in any year so long as the Charter-required allocations are maintained on a five-year average. Therefore, during this 5-year plan, the total allocation to renovation projects must exceed the minimum allocation by at least \$213,500.

Based on projected program revenues for 1994-95 expenditures, the minimum amount which needs to be allocated to renovation projects is \$1,476,000. A similar funding level over a five year period would total \$7,380,000.

F. NEW OPERATING AND MAINTENANCE COSTS

New facilities acquired, developed and renovated under the open space program will have on-going operating and maintenance costs. The projected direct staffing needs for the projects identified in this plan are as follows:

PROJECT	GARDENER	RECREATION DIRECTOR	CUSTODIAN
Washington-Hyde Park	.2		
India Basin Park	.4		1
Chinatown Park	1	6	1
Richmond Recreation Center	.5	4	1
Tenderloin Recreation Center		5	1
2460 Harrison/23rd and Treat	.5		
Brooks Park Extension	.1		
St. Mary's Square		3	
South of Market Park	1		
Natural Areas, Maintenance	<u>4</u>	<u> </u>	<u> </u>
Total	7.7	18	4

The direct annual costs associated with these additional staff would be as follows:

Gardener @ \$49,000 X 7.7 = \$377,300
 Recreation Director @ \$43,000 X 18 = \$774,000
 Custodian @ \$35,000 X 4 = 140,000

Total: \$1,291,300

These direct staffing costs do not reflect the costs of materials and supplies or maintenance and repair of facilities. An allocation of the Recreation and Park Department's structural maintenance budget across all departmental facilities would indicate that each facility would have an average maintenance and repair allocation of approximately \$50,000 annually or \$500,000 annually for the new facilities contemplated in this plan. Materials and supplies budgets average approximately 12% of salary costs or approximately \$163,776 annually for the new facilities contemplated in this five-year plan.

The total of these direct staff costs, materials and supply costs and maintenance and repair costs associated with the new facilities contemplated in this five-year plan would be as follows:

Direct Staff Costs:	\$1,291,300
Materials and Supplies:	163,776
Maintenance and Repair:	500,000
TOTAL	\$1,955,076 annual cost

G. PROJECT OPTIONS

The following is an alphabetical list of projects which have been proposed for funding under the Open Space Program and which will be considered for support.

Acquisition and Development

Alioto Mini Park Development
Bayview Hill
Bonview Lots
Brewster-Franconia Lots
Brooks Park Lease
Chinatown Park
City Attorney
Community Gardens
Corona Heights/Randall Museum Environmental Learning Garden
Dolores Park Soccer Field
Esprit Park
Hawk Hill
Hilltop Development
India Basin Park
India Basin Triangle
Innes-3rd Street
Interior Greenbelt land use plan
Laguna Honda Slope, Reservoir
Le Conte Avenue Park Development
Lessing-Sears Lot
Mullen-Peralta Lots
Natural Areas Acquisition Banking
Natural Areas Management Plan
Natural Areas Management Plan, Implementation of
O'Shaughnessy Hollow
Open Space Element Preparation
Potrero del Sol Soccer Field
Program:
 ° Kindergym Staff
 ° Vocational Training, Disabled
Real Estate Support
Recreation Programs
Regional Trails Development
Reservoir Surface Development
 Bay Street
 Midtown Terrace
 Sunset
 University Mounds
Richmond Recreation Center
St. Mary's Square Rooftop
Soccer Field Development
South of Market Park
Tenderloin Preschool Playground Site

Tenderloin Playground and Recreation Center
Transportation Program
Tule Elk Park
2460 Harrison Street
23rd, Treat and Folsom Streets
Urban Forestry (neighborhood parks)
Visitation Valley Parcel
Visitation Valley Gym
Warm Water Cove Development
Woolsey/University Surplus Property

Renovation

Alamo Square
Alice Chalmers Play Area
Aptos Play Area
Balboa Park: restrooms/locker rooms
Balboa Stadium Lighting
Bernal Gym
Bernal Hill Park
Bernal Hill Park Perimeter
Bleachers, City-wide
Buena Vista Park Interior Irrigation Loop
Bush Street Mini Park Security Fence
Cabrillo Courts
Campbell/Rutland Mini Park
Chinese Playground
Chinese Recreation Center
Cow Hollow Clubhouse
Crocker Amazon Gym
Disabled Access Improvements
Eureka Valley Playground
Excelsior Playground
Fencing
Field Lights
Franklin Playground
Franklin Square Soccer Field
Garfield Clubhouse
Gilman Play Area
Glen Canyon Master Plan Implementation
Golden Gate Park Camellia Garden
Golden Gate Park Master Plan
Golden Gate Park Pioneer Log Cabin (supplement)
Golden Gate Park Polo Field Rehab
Golden Gate Park: 10th and Fulton Playground
Golden Gate Park Volunteer/Visitor Center
Grattan Playground Basketball Court
Hayes Valley Clubhouse
Hazardous Materials Abatement
Helen Wills Playground
Hunters Point Gym

Irrigation Renovation
Jackson Play Area, Restrooms
Japan Peace Plaza
Jose Coronado (Folsom) Playground
Joseph Lee Recreation Center
Kezar Pavilion
Koshland Play Area
Lake Merced
Lighting -- security lighting at Latchkey sites
McKinley Square Irrigation
Mini Parks Rehab.
Mission Playground Play Area
Moscone Playground
Mountain Lake Park
Natural Areas Management Plan Implementation
North Beach Pool and Recreation Center
Palou-Selby Mini Park
Panhandle Playground - Golden Gate Park
Park Emergency Hospital
Pier 98 Wetlands
Pine Lake Restoration
Playground Equipment Replacement
Portable Restroom - rental and services
Potrero Hill Recreation Center
Precita Park
Randall Museum - Implement Master Plan/Observation Deck
Regional Trails - Implement Twin Peaks Design
Rochambeau Playground
Rolph Nichol Mini Park
St. Mary's Square
Silver Terrace Restrooms/Bleachers
Soccer Field Rehab - 9 Sites
Stern Grove Bleachers
Stern Grove Erosion
Sunset Recreation Center Windows
Tank Hill
Upper Noe Playground
Visitation Valley Playground Rehab./Clubhouse
Wawona Clubhouse
West Portal Playground

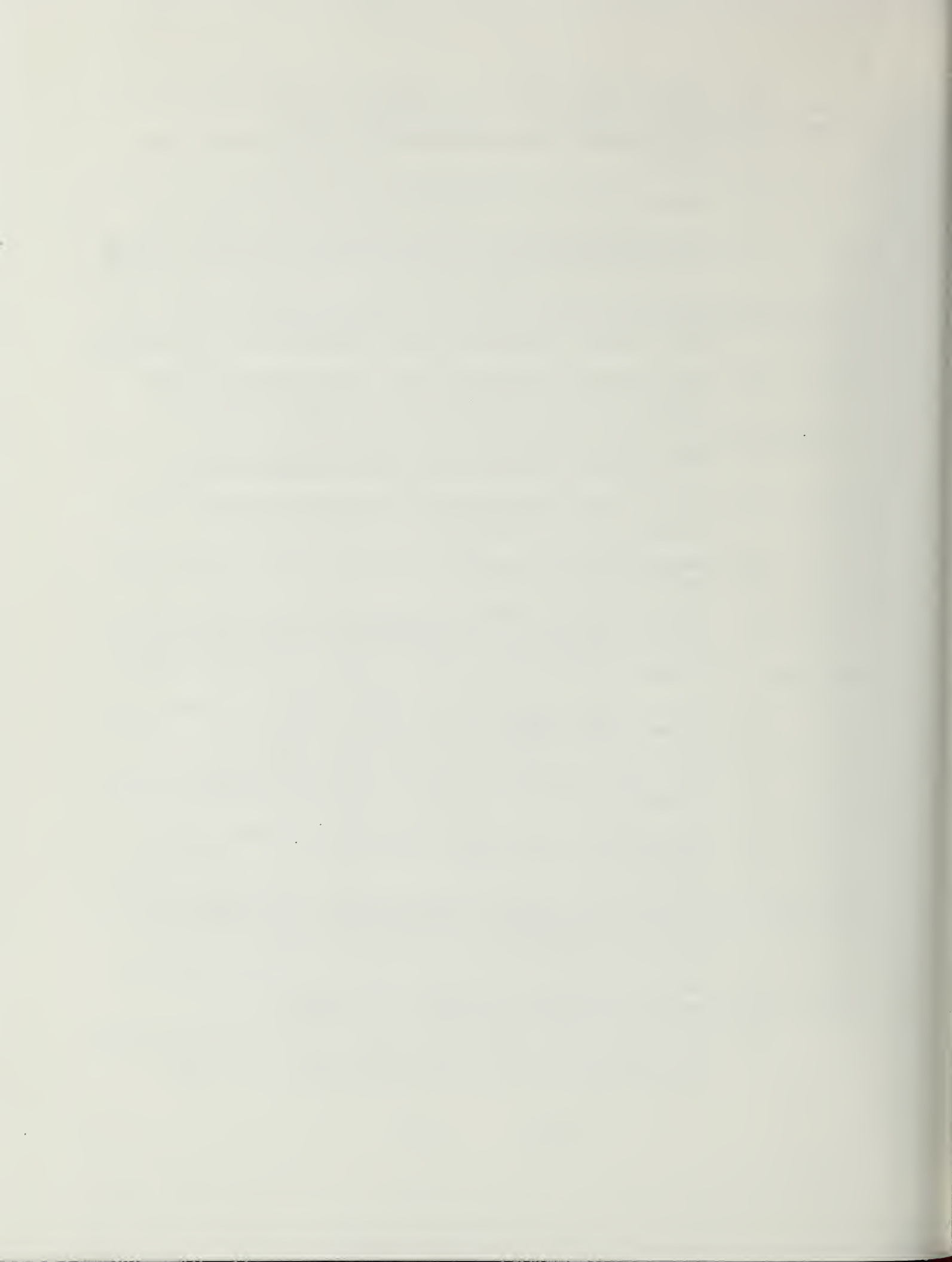
VI. PROJECT MANAGEMENT

Money for Open Space funded projects becomes available in the fall of each fiscal year (usually October). At this time, the project is assigned to one of the Project Directors within the Recreation and Park Department. Since it is often the case that many projects come on line at one time, they can not always be scheduled immediately. Priorities are established by the project management staff. The City Charter allows certain smaller scale projects to be done "in-house" by the Recreation and Park Department. This can sometimes shorten the time it takes to complete a project. When a larger project is coordinated through the Department of Public Works the Charter and other administrative codes require adherence to certain procedures. The following is a list of the various procedures that are usually followed in project management, from the initiation to the conclusion of a project. The notation of (RP) or (DPW) indicates the department responsible for that particular step.

1. Establish Program (RP): Recreation and Park Department defines project concept and program goals; requests DPW to provide cost estimate.
2. Prepare Cost Estimate (DPW): DPW provides RP with conceptual cost estimate and brief scope of work. Conceptual estimate is normally accurate to $\pm 30\%$.
3. Obtain Funds (RP): RP reviews environmental clearances required and obtains funds. RP notifies DPW to issue transfer of funds request.
4. Establish Priorities (RP): RP establishes project priorities and assigns Project Director.
5. Assign Project Manager (DPW): DPW assigns Project Manager, notifies RP and requests revenue transfer; Project Manager prepares job order.
6. Transfer Funds (RP): RP transfers project funds to DPW. DPW begins work upon receipt of funds (job order number is assigned). Project Manager notifies RP of receipt of funds and start date (Attachment 6).
7. Prepare MOU (DPW): DPW analyzes the site, develops project scope and prepares schematic plan; prepares memorandum of understanding (MOU) as to scope, schedule and budget; and requests RP staff review.
8. MOU Approved? (RP): If Project Director signs MOU, go to Step 9; if not, return to Step 7.
9. Prepare Preliminary Plan (DPW): DPW develops preliminary plan and requests RP to schedule public meeting (Attachment 8).

10. Community Approval? (RP): RP schedules and stages public meeting for input and/or approval. If community approves, DPW requests Parks and Planning Committee to review (go to Step 13); otherwise, go to Step 11.
11. Revise Plan (DPW): DPW revises plan as required and requests RP staff review.
12. Plan Approved? (RP): If RP Project Director approves, go to Step 13; otherwise return to Step 11.
13. Plan Approved? - RP Commission (RP): If plan is approved, RP Project Director sends letter to DPW Project Manager; go to Step 15; otherwise, go to Step 14.
14. Revise Plan (DPW): DPW revises plan as required (return to Step 12).
15. Phase I Approved? - Arts Commission (DPW): If Arts Commission approves, or has only minor changes, go to Step 16; if Arts Commission disapproves, return to Step 14.
16. Environmental Clearance Required? (DPW): If required, go to Step 17; if not, go to Step 18.
17. Apply for Environmental Review (DPW): DPW applies for Environmental Review. DPW obtains other agency permits as required.
18. Phase II Arts Commission Review Required? (DPW): If required, go to Step 19; otherwise, go to Step 20.
19. Obtain Phase II Arts Commission Approval (DPW): DPW obtains Phase II Arts Commission approval.
20. Prepare Contract Documents (DPW): DPW prepares plans, specifications and cost estimate; requests RP staff review (Attachment 10).
21. Design Approved? (RP): If RP Project Director approves, go to Step 23; if not, go to Step 22.
22. Revise Plan (DPW): DPW revises plan as required (return to Step 21).
23. Phase III Approved? - Arts Commission (DPW): If Arts Commission approves, or has only minor changes, go to Step 24; if Arts Commission disapproves, return to Step 22.
24. Prepare Contract (DPW): DPW prepares final plans, specifications and engineer's estimate; provides plan check and contract review; and sends final set of plans and specifications to RP.

25. Permits Required? (DPW): If required, go to Step 26; if not, go to Step 27.
26. Apply for Building/Construction Permit (DPW): DPW applies for permit.
27. Advertise for Bids (DPW): DPW advertises for bids.
28. Is Low Bid Equal To Or Less Than Available Funds? (DPW): DPW receives and analyzes bids; notifies Project Director; if low bid is within available funds, go to Step 33, otherwise, go to Step 29.
29. Additional Funds Available? (RP): DPW consults with RP to determine availability of additional funds. If yes, DPW requests RP to transfer funds and proceeds to Step 33; if not, go to Step 30.
30. Reject Bids (DPW): DPW rejects all bids; PM prepares list of items, with costs assigned, which could be deleted from the project; and requests meeting with the Project Director.
31. Establish Priorities (RP): RP conducts staff meeting to prioritize list submitted by DPW. RP Project Director notifies DPW.
32. Redesign Project (DPW): DPW redesigns project/modifies plans in accordance with RP suggestions (return to Step 24).
33. Award Contract (DPW): DPW awards contract. Copy of award notice sent to Project Director.
34. Manage Construction (DPW): PM stages preconstruction conference; manages construction; obtains inspections services from Bureau of Building Inspection (BBI), when applicable, and approves change orders.
35. Review Progress (DPW/RP): PM/PD conduct periodic on site meetings to review project progress.
36. Pre-Maintenance Inspection Required? (DPW): PM determines if inspection is required. If yes, go to Step 37; otherwise, go to Step 38.
37. Conduct Pre-Maintenance Inspection (DPW/RP): DPW/RP conduct pre-maintenance inspection.
38. Conduct Final Inspection (DPW/RP): DPW/RP conduct final inspection to include BBI personnel. DPW provides RP with all warranties, maintenance manuals, operating procedures, etc. DPW/RP conduct "punch list" inspection.
39. Accept Project (RP): RP accepts maintenance responsibility upon satisfactory completion of "punch list" items.
40. Close Project (DPW): DPW closes account, provides RP with as-built plans, refunds balances, and provides project report, which includes project costs as well as DPW charges.



VII. TEXT OF CHARTER SECTION 6.413 (PARK AND OPEN SPACE FUND)

(a) Establishment of Fund; Interagency Cooperation.

(1) Establishment of Fund. There is hereby established the San Francisco Park and Open Space Fund ("Fund"), to be administered by the recreation and park commission. Monies in the Fund shall be appropriated, allocated, transferred, expended, or used consistent with, and to implement, the "Recreation and Open Space Element of the Master Plan" (Plan) and the "Programs for Implementation of the Recreation and Open Space Element of the Master Plan," ("Programs") as provided for herein. The Fund shall be used for the purposes set forth in subsection (c) below.

(2) Interagency Cooperation. Consistent with the Plan and Programs, lands currently under the jurisdiction of any city agency may be acquired or developed with the Fund provided for herein. The recreation and park commission, port commission, department of public works, water department, and all other city agencies, are hereby authorized to enter into contracts appropriate to carry out the purposes of this section. Unless approved by a two-thirds vote of the board of supervisors the amount paid for any lands purchased or acquired in fee from any other public agency or city department or agency shall be no greater than the most recent selling price for such lands.

(b) Annual Tax. There is hereby imposed, pursuant to section 6.400(a)(3)(d) of this charter, for a period of fifteen (15) years starting with the fiscal year 1990-91, an annual tax of two and one-half cents (\$0.025) for each one hundred dollars (\$100) assessed valuation. Revenues obtained thereby shall be in addition to, and not in place of, any sums normally budgeted for the recreation and park department and, together with interest earned thereon, shall be deposited into the Fund. In addition, all grants, gifts, and bequests paid to the city and county for open space acquisition and park renovation, and interest earned thereon, unless otherwise restricted, shall be deposited into the Fund. Establishment of this Fund is not intended to preclude any other similar programs or any similar use of funds by the city and county or any department, agency, commission, or instrumentality thereof. All amounts paid into said Fund shall be maintained by the treasurer, separate and apart from all other city and county funds, and shall be secured by his or her official bond.

(c) Use and Allocation of Fund. Each year the recreation and park commission and city planning commission shall hold at least one joint public hearing at which, by a majority of each commission and with the concurrence of the board of supervisors, they shall adopt a budget for the allocation and expenditure of the Fund which is consistent with and implements the Plan and Programs. Not more than forty percent (40%) of

the Fund may be allocated for maintenance of properties acquired pursuant to this section between its enactment in 1974 and fiscal year 1990-1991. As used herein, "maintenance" means salaries and equipment attributable to any work on an existing facility or on real property which does not result in a physical net increase in usable square footage, use, or programs, implementation of the community gardens policy of the Plan, implementation of the urban forestry policy set forth in the Plan, and includes the sustained maintenance and volunteer coordination program mandated in subsection (f). The remainder of the Fund ("Remainder of the Fund") shall be allocated according to the following schedule:

- (1) Acquisition and Development. At least forty percent (40%) of the Remainder of the Fund shall be allocated for the acquisition and development of real property. In allocating funds between acquisition and development, it shall be the policy of the recreation and park department particularly to pursue acquisition at the beginning of the 15-year program created by this section, in order to take full advantage of short term opportunities to acquire properties before their values increase.

As used herein "acquisition" includes, but is not limited to, purchase, lease, exchange, eminent domain, permission for use, and any other right, whether revocable or not, to use real property, or any interest therein or improvement or development rights thereon, for recreational purposes; provided that notwithstanding anything herein to the contrary, no acquisition of less than fee simple title may be for a term of less than ten (10) years.

As used herein "development" includes, but is not limited to, designing specific parks or facilities for which monies have been allocated for acquisition and development under this subsection (1), establishment of trails, implementation of the community gardens policy of the Plan, implementation of the urban forestry policy set forth in the Plan, and establishment and funding of recreational programs other than after school recreation programs in high need areas as defined in the Plan; provided that in any given year no more than five percent (5%) of the Remainder of the Fund may be used for such recreational programs.

- (2) Renovation. At least fifteen percent (15%) of the Remainder of the Fund shall be allocated for renovation. As used herein, "renovation" means salaries and equipment attributable to any work on an existing facility or real property under the jurisdiction of the recreation and park commission which results in a physical net increase in usable square footage, use or programs.
- (3) Maintenance and Administration. Up to twenty-five percent (25%) of the Remainder of the Fund shall be allocated for maintenance of real property and recreational facilities acquired pursuant to this subsection (3) subsequent to 1990-91; for programs other than those specified in paragraph (4) of this subsection; and for administration of the Fund. Monies allocated pursuant to this

subsection (3) may be used for the maintenance of recreational facilities on real property under the jurisdiction of any city agency that has made it available for use as a recreational facility.

As used herein "maintenance" means salaries and equipment attributable to any work on an existing facility or on real property which does not result in a physical net increase in usable square footage, use, or programs, implementation of the community gardens policy of the Plan, implementation of the urban forestry policy set forth in the Plan, and includes the sustained maintenance and volunteer coordination program mandated in subsection (f).

- (4) After School Recreation Programs. Twenty percent (20%) of the Remainder of the Fund shall be used for the operation of after school recreation programs.
- (5) Banking of Funds. Monies may be allocated under any paragraph of this subsection to be set aside for expenditure on specifically identified projects in future years; however, such monies shall not count against any allocation required by this subsection. If such monies are not spent on the project for which they were set aside, they shall be returned to the Fund and be reallocated consistently with this subsection.
- (6) Annual Transfer and Adjustment of Allocations. In any given year fifteen percent (15%) of the Remainder of the Fund may be transferred from Acquisition and Development to Renovation, if such transfer is necessary to take advantage of a special, one time renovation opportunity, that will result in savings which would otherwise not be possible. In any given year seven and one-half percent (7.5%) of the Remainder of the Fund may be transferred from Renovation to Acquisition and Development, if such transfer is necessary to take advantage of a special, one time Acquisition or Development opportunity, that will result in savings which would otherwise not be possible. However, such transfers may not result in the inconsistency of any five year average of allocations for either acquisition and development or renovation with the provisions of paragraphs (1) or (2) of this subsection. Any adjustments pursuant to this paragraph, and their consequences on any five year averages of allocations, must be included in the annual report required by subsection (e).
- (7) Five Year Renovation and Maintenance Plans. The park and open space advisory committee shall recommend, and the recreation and park commission shall adopt, five year plans for acquisition and development, renovation, and maintenance, which shall implement the plan and programs, and with which expenditures under this subsection shall be consistent. These plans shall be updated annually, except that they should not be amended or updated as part of the annual budget process. The park and open space advisory committee shall begin this planning process in fiscal year 1989-90.

- (8) Reversion of Uncommitted Funds. Notwithstanding any other provisions of this section, any funds set aside pursuant to this subsection that are not allocated at the end of any fiscal year, together with accrued interest, shall be carried forward to the next fiscal year and shall be appropriated by the board of supervisors for any of the purposes enumerated in this section.
- (d) Prohibition of Reallocation of Fund. Except as specifically and explicitly permitted in subsection (c)(6), the allocation of the Fund provided for in subsection (c) may not be amended, adjusted, or changed.
- (e) Annual Report by the General Manager. The planning commission and recreation and park commission shall hold at least one joint public hearing annually at which they shall receive and review an annual report from the general manager of the recreation and park department on the implementation of this section and the acquisition, development, renovation, and maintenance of open space and recreational facilities, and the funding of after school and other recreation programs during the preceding year. The annual report shall, at a minimum, include the following information:
- (1) the amount of monies and percentage of the Fund allocated and spent in each of the allocation categories set forth in subsection (c) above;
 - (2) the projects, on a site-by-site basis that were undertaken or paid for, in part or in whole with monies from the Fund;
 - (3) for each project, the total cost and percentage of the total cost that was spent for design, construction, and management;
 - (4) for each project, the time between the date funds became available and the date the project was completed, or if not completed, the percentage of completion at the time of the report, and the anticipated date of completion.
- (f) Sustained Maintenance and Volunteer Coordination Program. In order to better fulfill the goals and purposes of the Plan and Programs, and of this section, by reducing ongoing and future maintenance costs, the recreation and park department shall use monies allocated pursuant to paragraph (3) of subsection (c) to:
- (1) prepare written guidelines for the design of new parks and open spaces and the renovation or rehabilitation of existing parks and open spaces which require low maintenance, ecological appropriateness (i.e., use of native species, low water usage), and self-sustaining landscapes and landscaping;
 - (2) establish and fund an office of volunteer coordination which will organize, train and coordinate a city-wide volunteer program to assist city residents and gardeners in the maintenance, supervision and clean-up of parks, playgrounds and open spaces.
- (g) Membership of Park and Open Space Advisory Committee.

- (1) The Fund shall be administered by the recreation and park commission with the advice of the park and open space advisory committee. As part of the allocation process for the first year after this section takes effect, the committee and the recreation and park department shall adopt a five year plan for allocation of the Fund in compliance with subsection (c). This five year plan shall be updated for another year during each subsequent annual allocation process.
- (2) The commission shall consist of 23 members, each appointed to a two year term, as follows:
 - a. one member appointed by each supervisor and approved by the board of supervisors;
 - b. a second member appointed by each supervisor, and approved by the board of supervisors, from the list maintained pursuant to paragraph (3) of this subsection;
 - c. one member appointed by the mayor.
- (3) The board of supervisors shall maintain a list of individuals representing citizens' organizations which have as a major goal the preservation and enhancement of San Francisco's parks, open space and natural environment. Persons on this list shall be nominated only by a qualifying organization.
- (4) Compliance with this section shall be accomplished as determined by the board of supervisors; provided that it shall be accomplished as promptly as possible without early termination of the term of any member of the committee.
- (5) The committee shall choose its own chair, and establish its own rules of order. A quorum shall be a majority of the members of the committee.
- (6) The committee shall hold regularly scheduled meetings. The committee shall send a schedule of all committee meetings for the calendar year to any person who so requests in writing. (Amended November, 1988)



VIII. ENVIRONMENTAL REVIEW OF 1994 - 1995 PROGRAM



**City and County of San Francisco
The Planning Department**

**1660 Mission Street
San Francisco, CA 94103-2414**

April 8, 1994

Ms. Mary E. Burns, General Manager
Recreation and Park Department
McLaren Lodge
Golden Gate Park
San Francisco, CA 94117

Re: Environmental Review of the 1994-95 Open Space Acquisition and Park Renovation Program

Dear Ms. Burns:

I have reviewed the San Francisco 1994-95 Open Space Acquisition and Park Renovation Program projects in your letter of February 28, 1994 and have determined that all proposed budget items are exempt from environmental review under the guidelines of the California Environmental Quality Act (CEQA), effective January 1984.

The following budget items are presented under the various sections and classes of the State CEQA Guidelines, which mostly parallels the program sequence in your letter.

Class 1 - State Guidelines, Section 15301, Interior and exterior alterations for repair, maintenance or minor alteration of existing structures, facilities or topographical features, involving negligible or no expansion of use beyond that previously existing; Class 1(a), interior or exterior alterations, applies to the following items:

- Bernal Heights Recreation Center - play area rehabilitation
- Bleachers, City-Wide - renovation of existing structures
- Golden Gate Park, 10th Ave./Fulton Street - play area rehabilitation
- Jackson Play Area and Recreation Center - renovation
- Japanese Peace Plaza - rehabilitation [PREV. CAT. EX.]
- King Pool - roof repair
- McKinley Square - play area rehabilitation
- Mission Playground - play area rehabilitation
- Precita Park - rehabilitation [PREV. CAT. EX.]
- Rolph Nicol Playground - play area rehabilitation [PREV. CAT. EX.]
- Security Lighting (various locations) [PREV. CAT. EX.]
- Silver Terrace Restrooms/Bleachers - rehabilitation
- Stern Grove Benches - replacement

ADMINISTRATION
(415) 558-6414

CITY PLANNING COMMISSION
(415) 558-6414

PLANS AND PROGRAMS
(415) 558-6264

IMPLEMENTATION/ZONING
(415) 558-6377

FAX: 558-6409

FAX: 558-6424

Class 1(d), restoration or rehabilitation of deteriorated or damaged structures, facilities or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide or flood:

- Hazardous Materials Abatement - removal of asbestos at various facilities and testing for asbestos and other hazardous materials at various locations [PREV. CAT. EX.]
- Disabled Access - upgrade of facilities to meet current disabled access codes at various locations [PREV. CAT. EX.]

Class 1(h), maintenance of existing landscaping, native growth and water supply reservoirs (excluding the use of economic poisons, as defined in Division 7, Chapter 2, California Agricultural Code):

- Athletic Field Rehabilitation - renovation of existing fields
- Community Gardens - Citywide [PREV. CAT. EX.]
- Natural Areas Management/Implementation (primarily invasive weed control) - Citywide [PREV. CAT. EX. Class 6, Data gathering]
- Stern Grove - erosion control [PREV. CAT. EX.]

Class 4 - State Guidelines Section 15304, minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of mature, scenic trees except for forestry and agricultural purposes; Class 4(b), State Guidelines Section 15304(b) pertains to new gardening or landscaping projects:

- St. Mary's Square Rooftop - development of additional open space on the adjacent existing parking garage rooftop (Acquisition was exempted under Case 88.043R)
- Community Gardens - development of new sites on existing Recreation and Park property [PREV. CAT. EX.]
- Irrigation Renovation - various locations
- Mountain Lake Park - shoreline restoration and landscaping
- Regional Trails/Twin Peaks Enhancement Project (trails, erosion control, educational signage, disabled access improvements) [Recreation and Park has stipulated that they would work with the California Native Plant Society to insure that sensitive areas are avoided during this work]
- Richmond Recreation Center Development (Sutro Annex--bounded by 18th and 19th Avenues, California and Clement Streets) [PREV. CAT. EX.]
- Urban Forestry (Neighborhood Reforestation) [PREV. CAT. EX.]
- 2460 Harrison Street - (Mission Recreation Center) - development of outdoor playground (acquisition was exempted under Case 87.743R)

Class 6.- State Guidelines 15306, basic data collection, research, experimental management,

and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded:

- Open Space Element Update of the City Master Plan (research and preparation)
- Eureka Valley Playground renovation of existing clubhouse (design only)

Class 8 - State Guidelines 15308, actions taken by regulatory agencies as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption. (Note: This recognizes that further environmental review may be necessary when actual sites for acquisition are identified):

- Multipurpose Athletic Field Development (banking funds for future acquisition; no specific site currently under consideration)
- South of Market Park (banking funds for a site located at 7th and Harrison Streets) [PREV. CAT. EX.]
- Tenderloin Preschool Playground (banking funds for future acquisition; sites currently under consideration include two corner parking lots located at Hyde and Turk Streets. However, no specific site is being recommended for acquisition at this time.)
- Visitation Valley Gym (banking funds for acquisition of a site and/or development of a gymnasium at an undetermined location)

Class 22 - State Guidelines Section 15322, adoption, alteration, or termination of educational or training programs which involve no physical alteration in the area affected or which involve physical changes only in the interior of existing school or training structures:

- Transportation for inner city children in high need areas and the Randall Museum [PREV. CAT. EX.]
- Vocational Training Program for the disabled [PREV. CAT. EX.]

Class 25 - State Guidelines Section 15325, transfers of ownership of interests in land in order to preserve open space:

- Bonview Lots (Assessor's Block 5614, Lots 47-50) [PREV. CAT. EX.]
- Brewster/Franconia Lots (Assessor's Block 556, Lot 56)
- *Brooks Park Property (lease of SFUSD property to enlarge an existing park; Assessor's Block (AB) 7073, Lot 50, AB 7074, Lot 49, AB 7075, Lot 56) [PREV. CAT. EX.]
- *Brooks Park Property (acquisition of SFUSD property to enlarge an existing park; Assessor's Block 7075, Lots 34, 35, and 36)
- *Lessing Sears Lot (acquisition of a lot to enlarge an existing mini park; Assessor's

Ms. Mary E. Burns
April 7, 1993
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Block 7160, Lot 1)

- Natural Areas - banking for the following priority areas: O'Shaughnessy Hollow, Assessor's Block 2949A, Lot 76; Hawk Hill, Assessor's Block 2336, Lot 27); Bayview Hill Phase I, Assessor's Block 4991, Lot 38 (portion) [PREV. CAT. EX.]
- Natural Areas - banking for the following priority area: Bayview Hill - Phase II, Assessor's Block 4991, Lots 29, 31, 32, 38 (portion) and 44. Acquisition of Bayview Hill was found exempt from environmental review as part of Case 93.506R.

* Actions designated with an asterisk (*) require amendments to the Open Space Element of the Master Plan. Amendments to the Master Plan are not exempt from environmental review. The proposed amendments are analyzed in case number 94.118E which concludes that the proposed amendments clearly could not have a significant effect on the environment.

In addition, several of the program elements underwent prior environmental review under different case numbers as follows:

-Chinatown Park Development (Cathay Mortuary site) was evaluated in a Negative Declaration, Case number 86.479E.

-India Basin Shoreline Park - development of shoreline park was evaluated in a Negative Declaration, Case number 92.503E.

Should you have any questions about the environmental review of this year's Open Space budget, please call Jim McCormick of my staff at 558-6394.

Sincerely,


Barbara W. Sahm
Environmental Review Officer

cc: Exemption/Exclusion File
Steve Shotland
Deborah Learner

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IX. RECREATION AND PARK COMMISSION RESOLUTION 16884
PARK AND OPEN SPACE FUND
RECOMMENDED EXPENDITURES FISCAL YEAR 1994-95

WHEREAS, The electorate of San Francisco in November, 1988, approved a new Charter Section 6.413 establishing the Park and Open Space Fund for a 15-year period; and

WHEREAS, Charter Section 6.413 requires that the Park and Open Space Citizens' Advisory Committee recommend, and the Recreation and Park Commission annually adopt, a Five Year Plan for Acquisition and Development, Renovation and Maintenance, to be updated annually; and

WHEREAS, The Recreation and Park Commission has adopted the Five Year Plan for Acquisition and Development, Renovation and Maintenance, Fiscal Year 1994/95, and

WHEREAS, Charter Section 6.413 also requires that the General Manager of the Recreation and Park Department shall annually present a report on the disposition of the Fund for approval by a majority of each of the Recreation and Park Commission and the City Planning Commission, meeting jointly; and

WHEREAS, In formulating the proposed program, the General Manager of the Recreation and Park Department closely considered the recommendations of the Park and Open Space Citizens' Advisory Committee which were made after months of diligent work that involved community discussions, field investigations and public hearings; and

WHEREAS, Charter Section 6.413 requires that the program be consistent with the Recreation and Open Space Element of the Comprehensive Plan (Master Plan) and in accordance with the Recreation and Open Space Programs document; and

WHEREAS, The Office of Environmental Review of the City Planning Department has found the submitted program to be categorically exempt from environmental review and has approved the proposed program; and

WHEREAS, The General Manager of the Recreation and Park Department on April 28, 1994, presented to the two Commissions, meeting jointly, a program entitled, "General Manager's Report: Park and Open Space Fund, Fiscal Year 1994/95", dated April 28, 1994; now, therefore be it

RESOLVED, That the Recreation and Park Commission does hereby approve the program, contained in the "General Manager's Report: Park and Open Space Fund, Fiscal Year 1994/95" dated April 28, 1994, which program is hereby found to be in accordance with the Recreation and Open Space Element of the Master Plan and Programs document approved by the City Planning Commission.

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